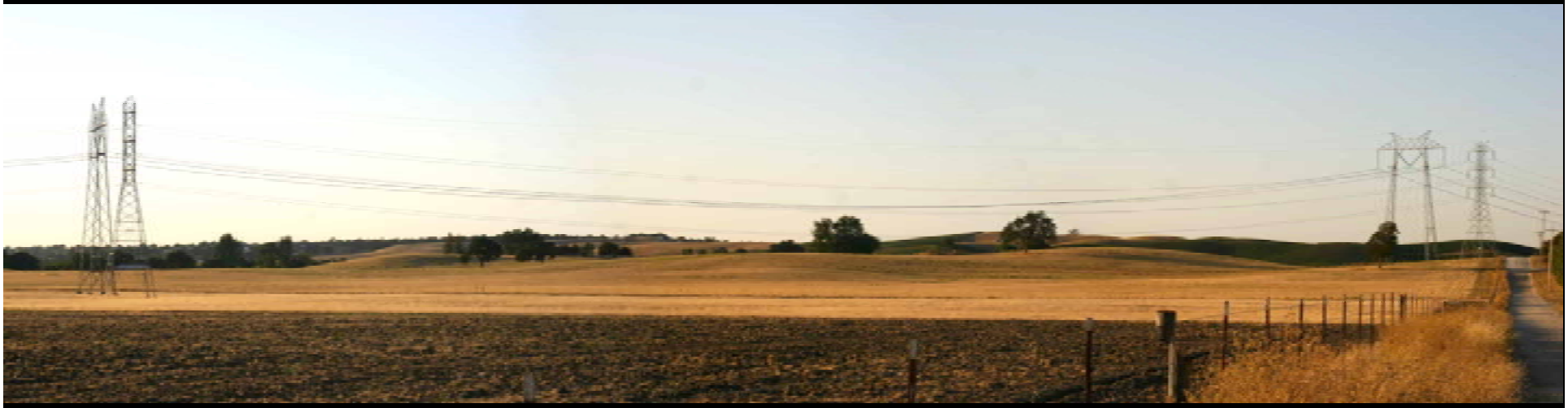
Building Types, Density, and Topography in Paso Robles:

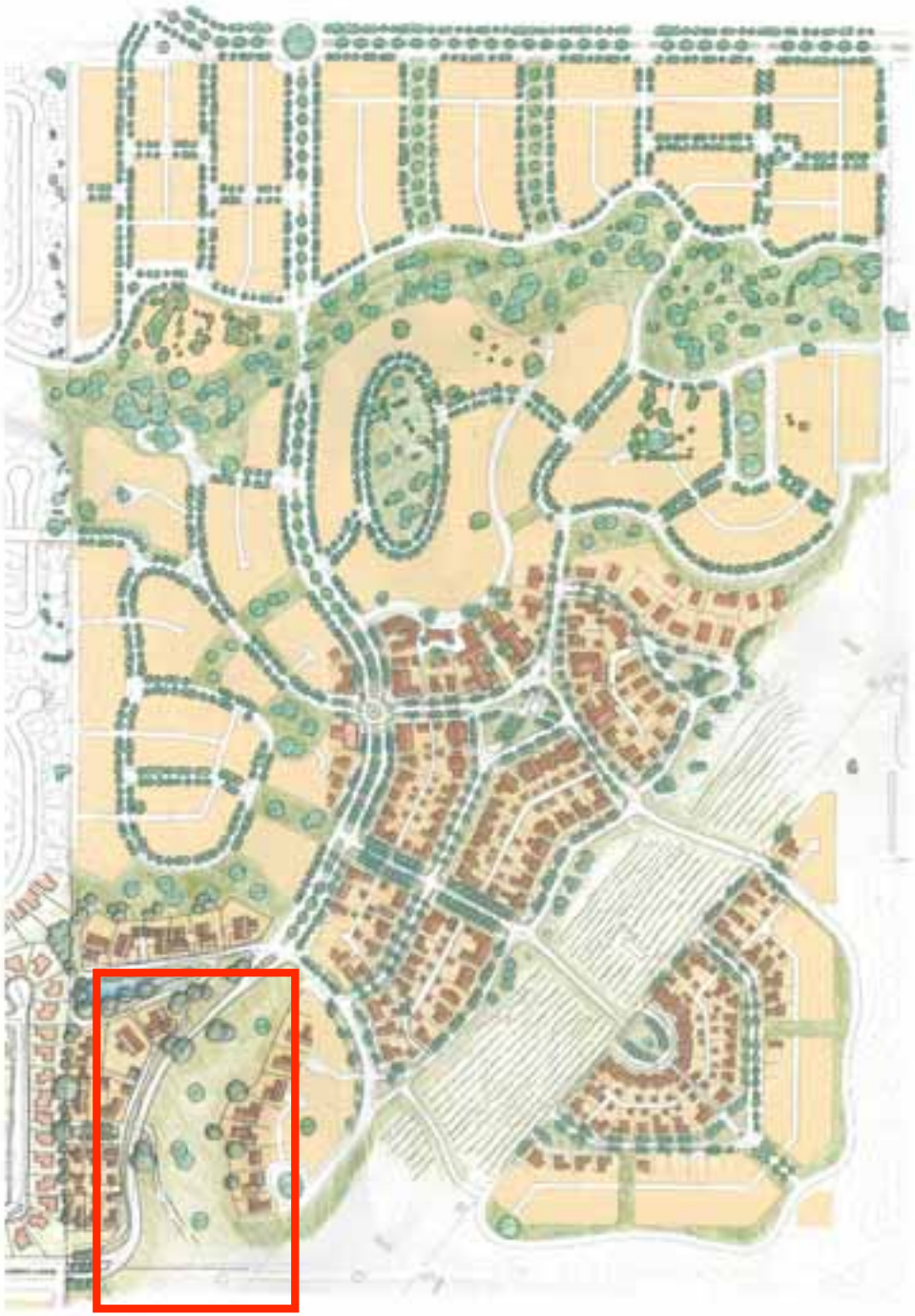
Olsen Ranch Beechwood Specific Plan

- Multiple property ownership and density
- Building types and density
- Preservation of natural character


Oregon
Idaho
Redding
Eureka
Lake
Tahoe
Nevada
Sacramento
Napa
Oakland
San Francisco
California
San Jose
Fresno
Monterey
Paso Robles
San Luis
Obispo
Bakersfield
Pacific
Ocean
Santa
Barbara
Channel
Islands
Los Angeles
Palm Springs
Santa Catalina Is.
San Diego
Mexico


COCKTAILS



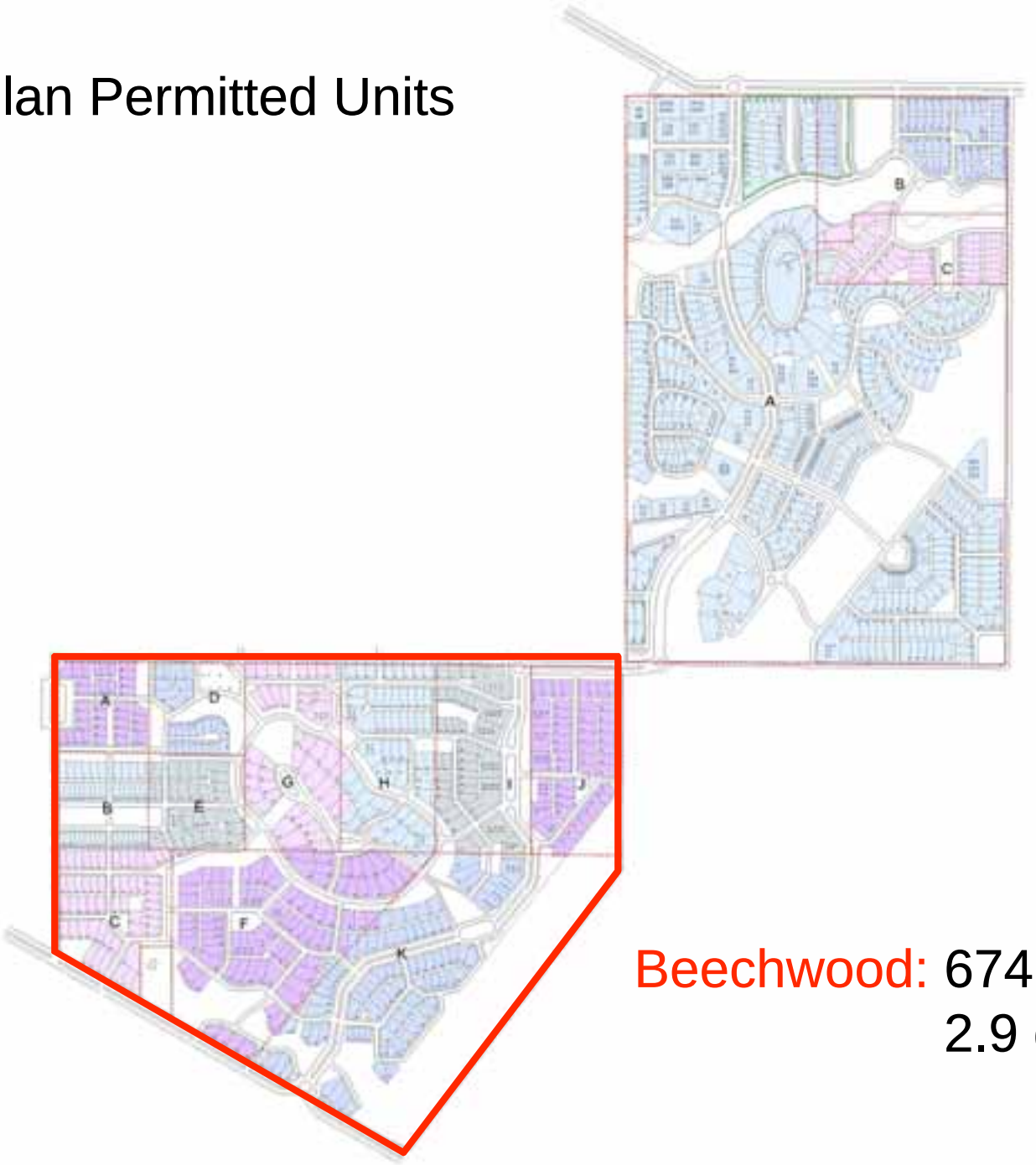


Multiple Property Ownership

General Plan Permitted Units

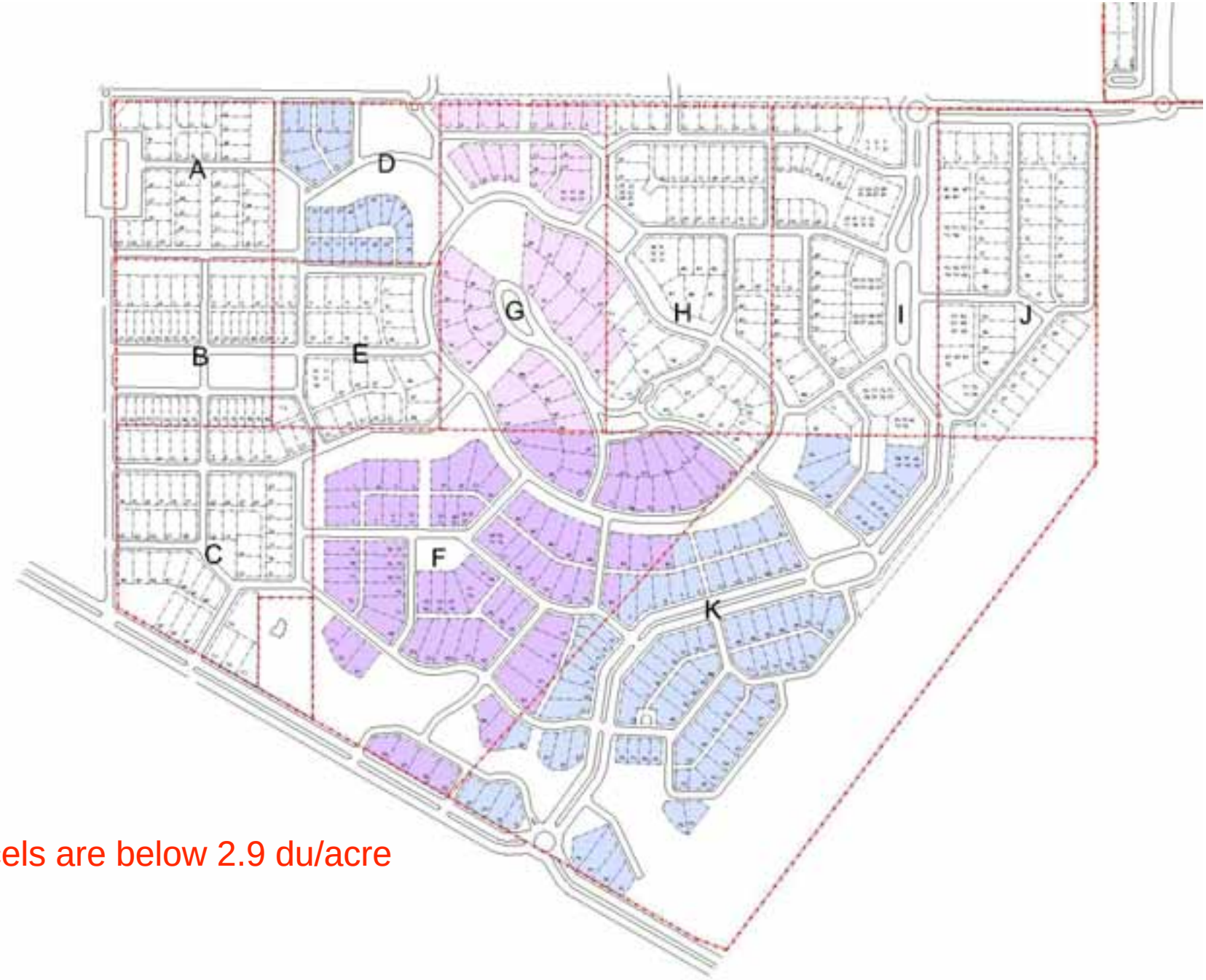
Olsen Ranch: 673 units
2.9 du/acre

General Plan Permitted Units

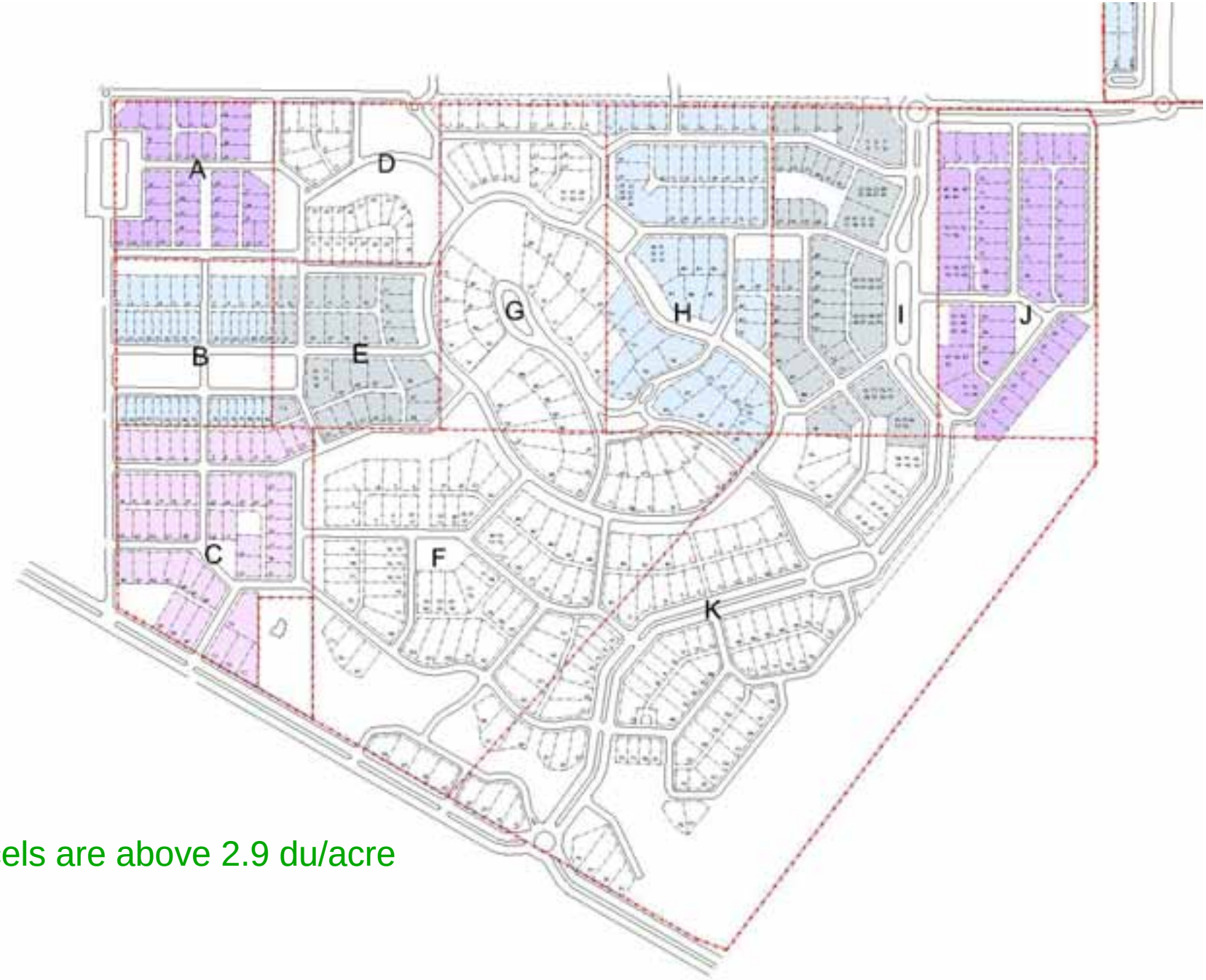


Beechwood: 674 units
2.9 du/acre

Beechwood: 11 Parcels with density range of 2.5 – 4.4 du/acre



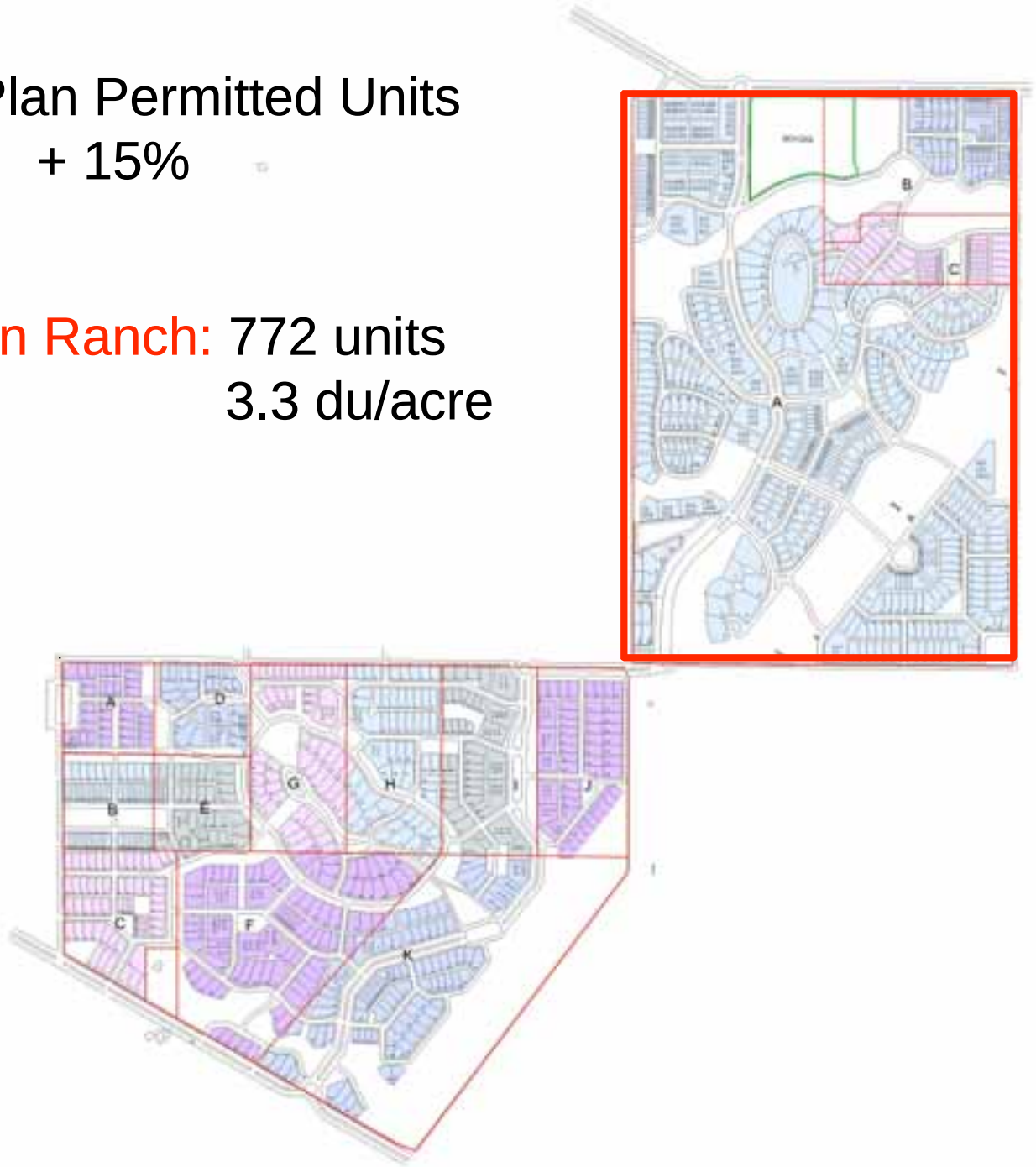
4 Parcels are below 2.9 du/acre



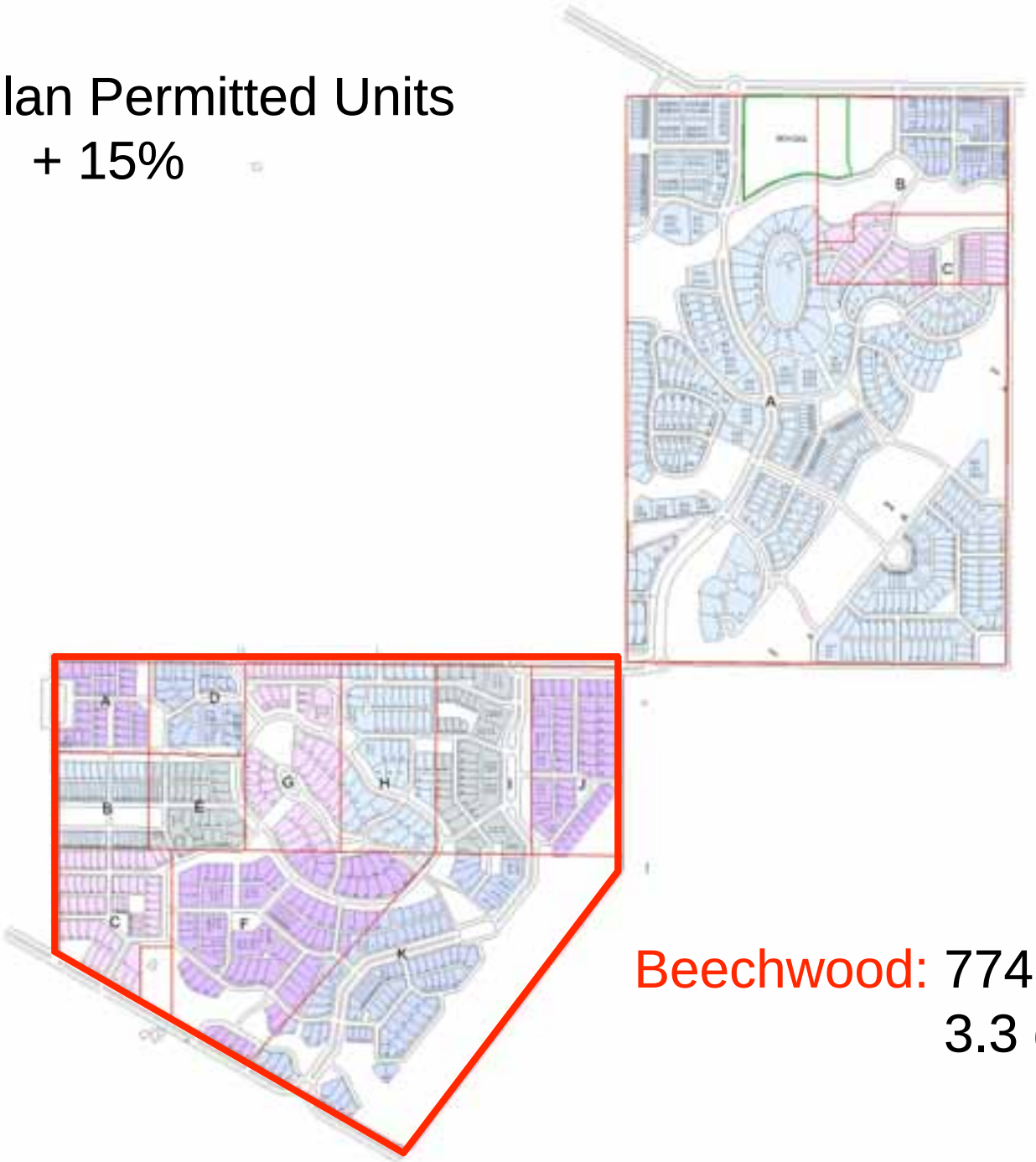
7 Parcels are above 2.9 du/acre

General Plan Permitted Units
+ 15%

Olsen Ranch: 772 units
3.3 du/acre



General Plan Permitted Units
+ 15%



Beechwood: 774 units
3.3 du/acre

Beechwood: 11 Parcels with density range of 3.0 – 5.8 du/acre

School Option

Olsen Ranch
673 units

School Option

Olsen Ranch + School
673 units

Building Types and Density


Single Family House
Duplex, Triplex & Quadplex
Rosewalk
Bungalow Court
Rowhouse
Court
Live/Work
Commercial Block

General Plan Permitted Units

Olsen Ranch: 673 units

Beechwood: 674 units

	Civic
	Courtyard Housing & Commercial Block
	Duplex, Triplex, Quadplex
	Rowhouse
	SFH Detached (50' - 60' wide lots)
	SFH Detached (70' - 80' wide lots)
	SFH Detached (100' + wide lots)

General Plan Permitted Units
+ 15%

Olsen Ranch: 772 units

Beechwood: 774 units

	Civic
	Courtyard Housing & Commercial Block
	Duplex, Triplex, Quadplex
	Rowhouse
	SFH Detached (50' - 60' wide lots)
	SFH Detached (70' - 80' wide lots)
	SFH Detached (100' + wide lots)


Courtyard Housing
& Commercial Block

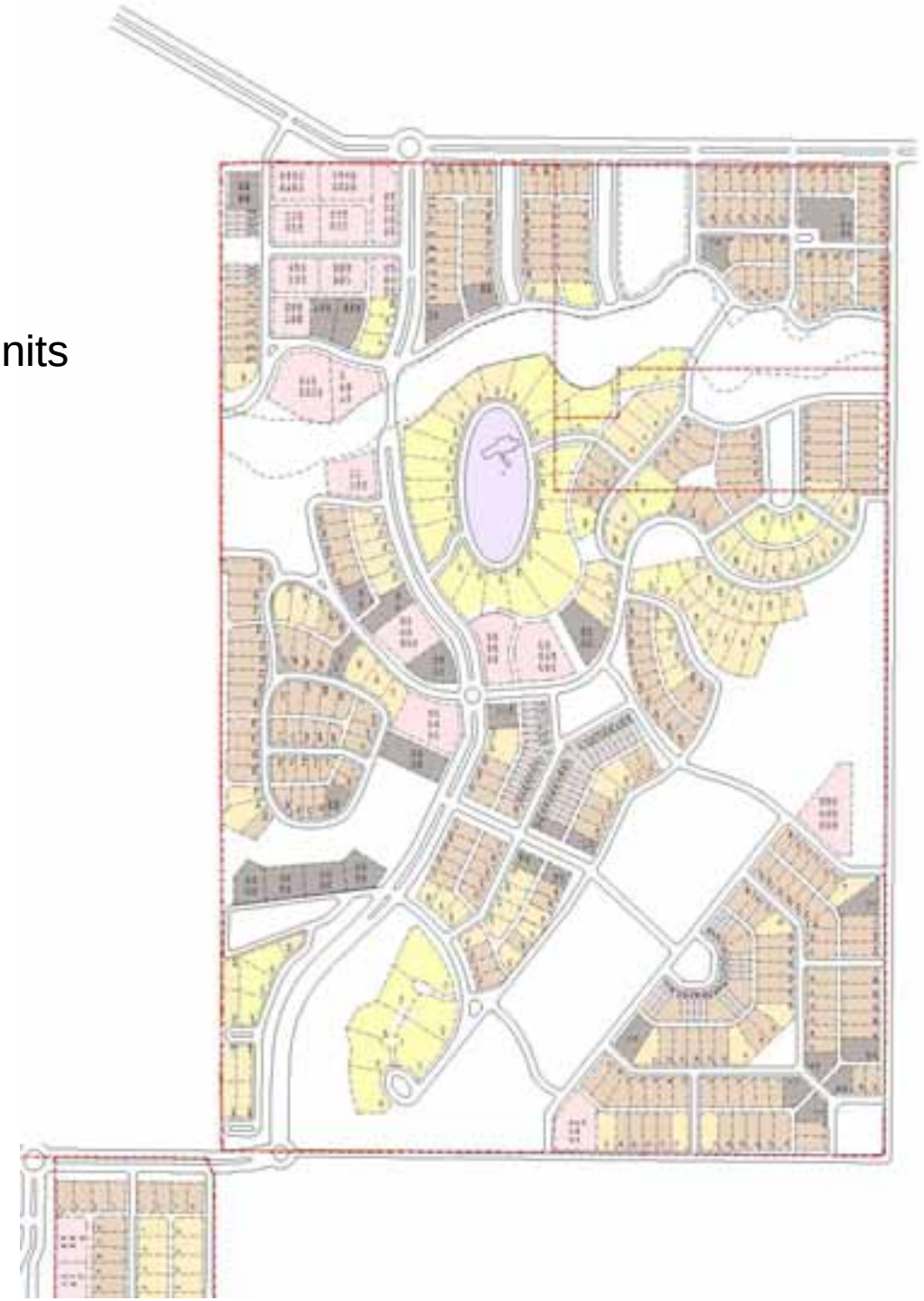

Courtyard Housing
& Commercial Block

Rowhouse

Rowhouse

School Option

Olsen Ranch: 673 units

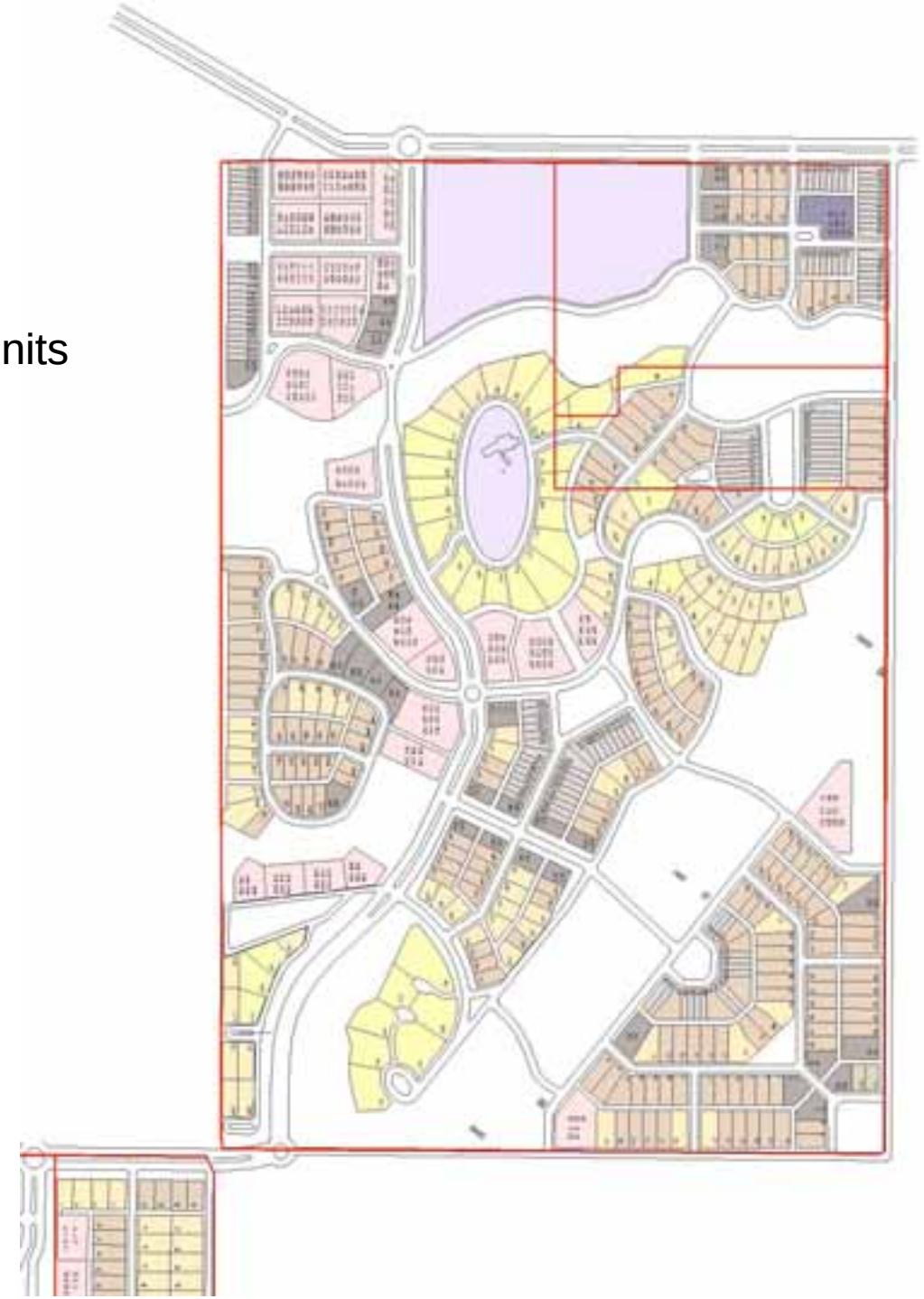


	Civic
	Courtyard Housing & Commercial Block
	Duplex, Triplex, Quadplex
	Rowhouse
	SFH Detached (50' - 60' wide lots)
	SFH Detached (70' - 80' wide lots)
	SFH Detached (100' + wide lots)

School Option
+ 15%

Olsen Ranch: 772 units

	Civic
	Courtyard Housing & Commercial Block
	Duplex, Triplex, Quadplex
	Rowhouse
	SFH Detached (50' - 60' wide lots)
	SFH Detached (70' - 80' wide lots)
	SFH Detached (100' + wide lots)



Courtyard Housing
& Commercial Block

General Plan Permitted Units
+ 15% + School

Courtyard Housing
& Commercial Block

General Plan Permitted Units

Rowhouse

General Plan Permitted Units
+ 15% + School

Rowhouse

3.6 - Building Types

3.6.010 - Purpose. The architectural standards in this Article determine the allowed lot size, primary pedestrian, vehicular, and service access, open space, landscaping design, and building massing requirements for each of the building types allowed in each zone.

3.6.020 - Applicability. Each proposed building shall be designed in compliance with the standards of this Chapter for the applicable building type, except for public and institutional buildings, which because of their unique discretion and application, are not required to comply with these building type requirements.

3.6.030 - Allowable Building Types by Zone. Each proposed building shall be designed as one of the types allowed by Table 3.5 for the zone applicable to the site.

Table 3.5 also lists the minimum and maximum lot widths allowed per building type as well as the maximum number of units allowed per building type.

These additional criteria are intended to promote the use of multiple building types and are gauged to insure that a minimum of four building types (not including Carriage Houses) are used in the entire specific plan area - although the use of more than four building types is strongly encouraged.

Table 3.5: Applicable Building Types

Building Type	Building Types Allowed by Zone				Lot Width	Maximum Number of Units Allowed per Building Type (of 1,342 Units)	
	NC	NG	NE-1	NE-2	min - max	without School	with School
A. Carriage House		Y	Y	Y	50' min.	100% of applicable lots	
B. Single Family House		Y	Y	Y	45' - 115'	300	825
C. Duplex/Triplex/Quadplex		Y	Y		50' - 75'	150	175
D. Rowhouse		Y	Y		125' - 200'	150	175
E. Bungalow Court		Y	Y		125' - 200'	150	175
F. Rowhouse	Y	Y			25' - 150'	1100	1300
G. Court	Y	Y			125' - 250'	2200	2550
H. Live/Work	Y	Y			25' - 115'	1100	1300
I. Commercial Block	Y				25' - 200'	1100	1100
	Key: Y = Architectural type allowed						


Carriage House


Single Family House


Duplex / Triplex / Quadplex


Rowwalk


Bungalow Court


Rowhouse


Live/Work


Court


Commercial Block

TABLE 3.1
Zones and Units Allowed

	Zone	Maximum Number of Units Allowed[1]	
		w/o School	w/ School
	Neighborhood Edge 1 (NE-1)	193	193
	Neighborhood Edge 2 (NE-2)	821	785
	Neighborhood Edge 2 Overlay (NE-2-O)	in NE-2 Zone	in NE-2 Zone
	Neighborhood General (NG)	317	317
	Neighborhood Center (NC)	100	100
	Special Zone (SP)	n/a	n/a
	Open Space (OS)[2]	n/a	n/a
	TOTAL	**1,347**	**1,347**

[1] See Table 3.3 (Applicable Building Types) for unit quantity requirements by Building Type.
[2] See Section 3.4.2.010 for specific park type standards.

1. **Neighborhood Center (NC).** The NC zone is applied to the mixed-use and pedestrian-oriented Neighborhood Center, intended to be occupied primarily by live-work and mixed use buildings that may accommodate retail or office uses on ground floors, and offices and residences on second and third floors.

2. **Neighborhood General (NG).** The NG zone is applied to areas intended for a variety and mix of houses, duplexes, and bungalow courts on a variety of lot sizes.

3. **Neighborhood Edge 2 (NE-2).** The NE-2 zone is applied to areas intended for a mix of house and lot sizes, characterized primarily by detached single-family homes on larger lots, but also allowing some duplexes and bungalow courts.

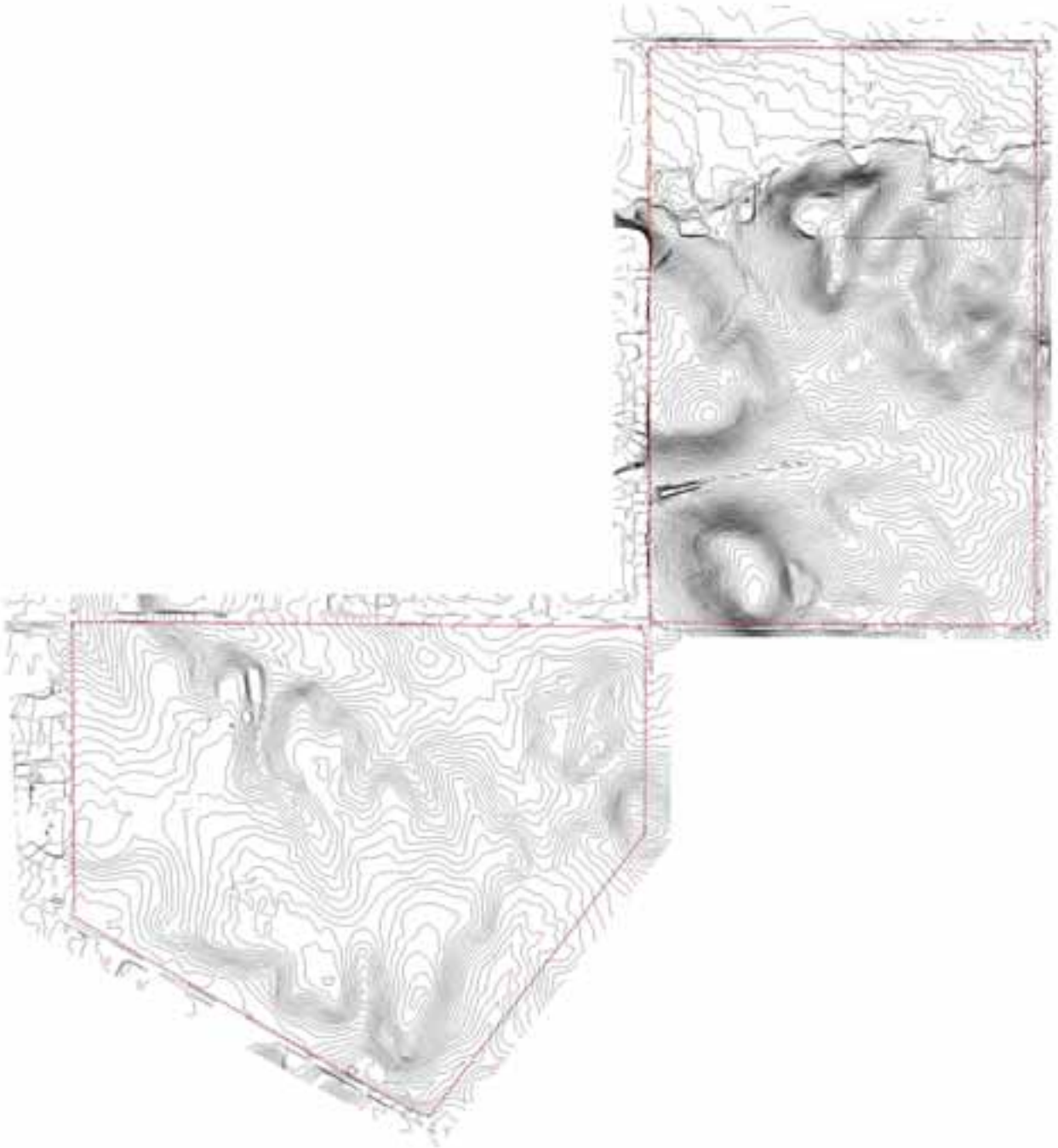
4. **Neighborhood Edge 2 Overlay (NE-2-O).** The NE-2 Overlay zone allows the establishment of agricultural-based "roadside" retail venues such as fruit stands or nurseries. The zone overlay changes only the Land Use Regulations of the NE-2 Zone. The NE-2 Overlay Development Standards, Building Types, Frontage Types remain the same as the NE-2 zone.

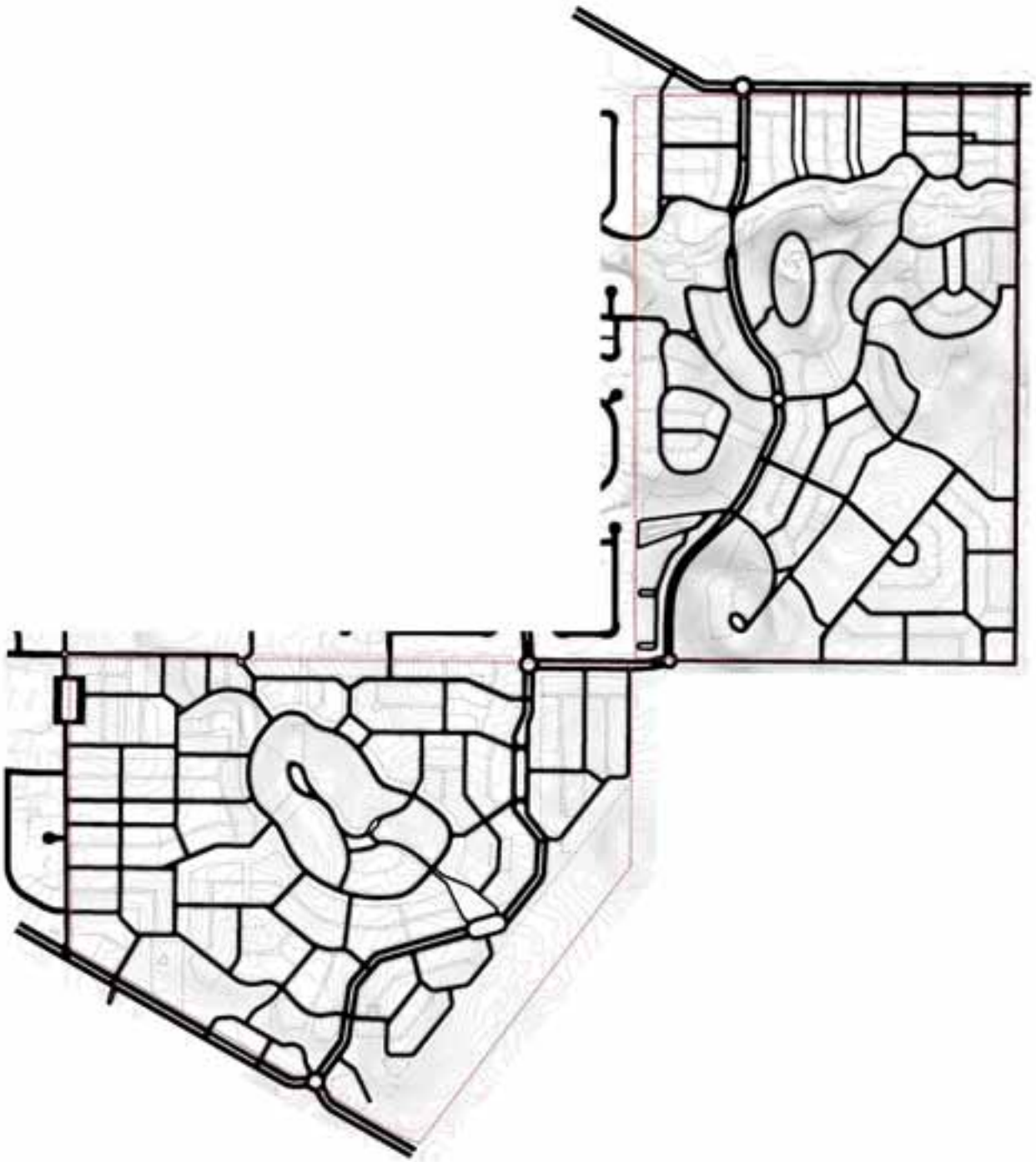
5. **Neighborhood Edge 1 (NE-1).** The NE-1 zone is applied to areas intended primarily for detached single dwellings on larger lots, to preserve existing oak trees and provide a transition between rural conditions and the more urban portions of the specific plan area.

6. **Special Zone (SP).** The SP zone is applied to the hilltop occupied by the Olsen Ranch homestead and is intended for public and/or recreational uses such as public gatherings (weddings, birthday parties, company picnics), bed and breakfast type hotels, a small restaurant, a wine tasting venue, or parks.

7. **Open Space (OS).** The OS zone identifies areas reserved for community parks and greenways, other open spaces, and habitat protection and restoration. Allowable structures in this zone are limited to those necessary to support the specific purposes of the particular open space area (for example, sport court enclosures and multi-purpose community center buildings in active parks, and trails within the natural open space areas).

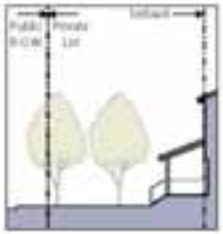
Preservation of natural character



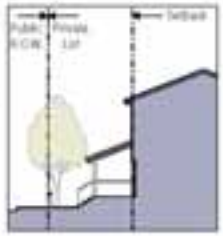


B. Frontage type Standards.

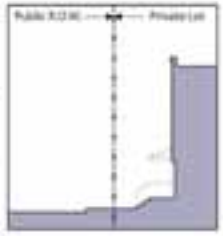
1. **Common Yard.** The building façade is set back substantially from the front property line. The front yard (the area between the front property line and the Primary Street Setback) created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from higher speed thoroughfares.



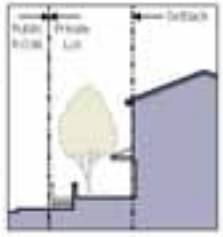
2. **Porch and Fence.** The building façade is set back from the front property line with an attached porch that is permitted to encroach into the setback. A fence at the property line maintains the demarcation of the yard. Each porch shall be no less than seven feet deep.



3. **Stoop.** The building façade is aligned close to the front property line with the first story elevated from the sidewalk sufficiently to provide privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



4. **Dooryard.** Dooryards are elevated gardens or terraces that are set back from the frontage line. This type can effectively buffer residential quarters from the sidewalk, remove the private yard from public encroachment, and provide an effective means of mitigating a sloping site.



C. Frontage types and slope.

1. **Common yard .** If the natural slope of a front yard is less than 5:1, the front yard may slope directly to the sidewalk.
2. **Dooryard.** If the natural slope of a front yard exeeds 5:1, the slope must be mitgated through the use of a dooryard wall located at the front property line that is at least 12" high.

Example of sloped common yard.

Example of dooryard.

Example of dooryard.

2.1 – The Chase Ranch and Beechwood Plan

[illegible]

1. Organizing the new neighborhood around three main districts: streets ranging from a mixed-neighborhood grid to a curving, tree-lined street.

2. Providing a variety of fostering open and civic spaces of many scales.

3. Preserving an extraordinary amount of existing open space, including Rocky Knoll Meadow and Beechwood Park, while also providing a range of opportunities for different recreational uses, diverse needs, and for all the demands of the development — these are not competing considerations.

4. Providing a mixed-use Neighborhood Center in the Beechwood Neighborhood that serves as a new crossroads and, wherever many workings or might become a civic square. While the Center's final design will remain subject to [illegible] and Neighborhood Center can exist within the Plan's envisioned traffic framework and should be developed with accurate traffic impact studies.

5. Preserving and encouraging Chicago Museum within the Neighborhood Center's [illegible] Neighborhood Right-of-Way as [illegible].

6. Maintaining a street line at the southern portion of the Chase Ranch Neighborhood. While these historic [illegible] decades, we're all not yet sure as a street, it's one we're comfortable and excited for you and development per the Development Code.

7. Providing for the natural setting with a variety of public parks, trails, and open spaces, each with its own unique character and range of uses. Neighborhood parks, greens here (including a wheelchair-friendly trail), and natural features such as the ravine and meadows in the west side of Chase Ranch. The open spaces will extend throughout the entire.

8. Providing an interconnected street network that defines public and private blocks. Responding to the natural topography and existing [illegible] views. Street networks between the rolling hills, providing easy access, safety, and seamless connectivity, changing views of the open space, neighborhoods, and open spaces.

9. Linking public and private spaces by using a of the streets to each neighborhoods and open [illegible]. The open space should connect with a pedestrian-friendly walk to navigation and safety a variety of [illegible] to open areas. In addition, on-street parking and sidewalks are included on all streets.

10. Providing a landscape that will form a transitions, connections, and pedestrian comforts, as encouraging the use of natural and ecological landscapes. The landscape [illegible] open space and connect the use of ecological [illegible] in the design.

11. Providing for optimum amounts of open that provide access to parking, services, and amenities of uses. Please refer to Section 3.1 [illegible] for more detail and requirements.

12. Placing civic buildings in prominent locations such as a terminus to view [illegible] Chase Ranch's neighborhood [illegible] public streets [illegible] as the site for overlooking [illegible].

The Specific Plan provides [illegible] of development, both [illegible] Neighborhood Plan, in Section 3.0, and [illegible] open spaces [illegible] Chase Ranch Plan, in Section 3.2.2.1. Open Park numbers in the Chase Ranch and Beechwood neighborhoods will [illegible] as to [illegible] development for a total of [illegible] Park, and as a [illegible] of commercial uses on the Beechwood portions. An additional [illegible] of commercial space could be [illegible] on Chase Ranch [illegible] appropriate for the [illegible].

Illustrative view looking south from Meadowlark Road to Beechwood Hill

2.1 - The Beechwood Neighborhood

3.1 Purpose and Applicability

A. Purpose. The regulations in this Development Code are intended to facilitate the development of the vision in the Main Beach Mainwood Specific Plan area. It is intended that sustainable, complete, and resilient mixed-use neighborhoods with a diversity of housing types, and integrated services will be created, that will be a welcoming extension of Goleta, and connect to the undeveloped and natural way. Also that is in place in the Specific Plan (Form and Character).

B. Applicability. The requirements of this Development Code apply to all proposed development, additions, uses, and lots and land within the specific plan area. It shall not, however, apply to any portion of the Main Beach Mainwood Specific Plan area that is not subject to the Development Code, as specified in Section 3.1.C.1 below.

C. Relationship to Municipal Code.

1. Because this Development Code provides requirements for development and uses and regulations for the Main Beach Mainwood Specific Plan area, this Development Code shall be the only Title of Goleta Municipal Code that applies to the Specific Plan area. This Development Code shall not supersede or replace the Zoning Ordinance, but rather, regarding zoning districts, standards, land uses, permit requirements for allowable land uses (i.e., permitted or conditional uses), and any development standards.
2. The requirements of the Main Beach Zoning Ordinance and all additional regulations that are not addressed by this Development Code, shall be applicable to development within the Main Beach Mainwood Specific Plan area.

D. Conflicting requirements. If a conflict occurs between requirements of this Development Code and any other City requirement, the more restrictive requirement shall control. If a conflict occurs between a requirement of this Development Code and any City of Goleta Municipal Code, or other regulations of the City, the requirements of this Development Code shall control.

E. Severability. If any requirement of this Development Code is held invalid by the Planning Commission and City Council or subsequent court, the invalidity shall not affect other requirements of this Development Code or the application of this Development Code to other persons, property, or circumstances.

F. Responsibility for Administration. This Development Code shall be administered by the Main Beach City Council, hereafter referred to as the "Council", the Planning Commission, referred to as the "Commission" the Community Development Director, referred to as the "Director," and the Community Development Department, hereafter referred to as the "Department." These and other City officials and boards referred to in this Development Code as the "decision-maker."

3.2 Regulating Plan and Zones

A. Regulating Plan. The Regulating Plan defines the zones within the Specific Plan area that differentiate standards for building placement, building design, land use, and density for specific properties as called out in each zone. The Regulating Plan is a combination of:

1. Community vision, and the designations of the Goleta Plan;
2. The findings and recommendations of the various reports prepared for the City's Main Beach Mainwood Specific Plan design teams;
3. Application of the planning principles identified in Chapter 2 of the Specific Plan (Form and Character); and
4. An analysis of current and future market conditions.

B. Zones and Their Purposes. The area covered by the Main Beach Mainwood Specific Plan shall be divided into the following zones, which shall be applied to property by the Specific Plan and as shown on the Regulating Plan.

Table 3.1
Zones and Intent Statement

	Zone	Maximum Allowable FAR by Building Type [1]	
		Live/Work/Flex	Apartment
	Neighborhood Edge - (NE-1)	n/a	n/a
	Neighborhood Edge 2 (NE-2)	0.5	0.8
	Neighborhood Edge 3 Overlay (NE-3 OL)	0.5NE-3 Zone	0.8NE-3 Zone
	Neighborhood Center (NC)	2.5	3.0
	Neighborhood Center (NC)	n/a	n/a
	Civic Zone (CZ)	n/a	n/a
	Open Space (OS)	n/a	n/a
	TOTAL	1.25	1.50

1 See Table 3.2 Allowable Building Types for non-quantitative requirements for Building Type.
2 See Section 3.3.2 for limit for each sub-residential.

1. **Neighborhood Center (NC).** The NC zone is applied to the mixed-use and walkable core of the Neighborhood Center. Intended to be developed primarily as commercial and mixed-use buildings that accommodate retail or office uses on ground floors, with office and residential uses encouraged on the floors.

2. **Neighborhood Center (NC).** The NC zone is applied to the mixed-use and walkable core of the Neighborhood Center. Intended to be developed primarily as commercial and mixed-use buildings that accommodate retail or office uses on ground floors, with office and residential uses encouraged on the floors.

3. **Neighborhood Edge 2 (NE-2).** The NE-2 zone is applied to areas intended to serve as the transition between the Neighborhood Center and the surrounding single-family neighborhoods. It is intended to allow a variety of housing types, including single-family detached homes, duplexes, and small-scale multi-family buildings, in a walkable, pedestrian-oriented environment.

4. **Neighborhood Edge 3 Overlay (NE-3 OL).** The NE-3 Overlay zone allows the development of age-restricted "multifamily" style rentals such as front assembly of townhomes. This zone overlay changes only the land use designations of the NE-2 Zone. The NE-2 Zone use Development Standards, Building Types, Frontage Types, and so on, apply to the NE-3 zone.

5. **Neighborhood Edge 4 (NE-4).** The NE-4 zone is applied to areas intended to serve as the transition between the Neighborhood Center and the surrounding single-family neighborhoods. It is intended to allow a variety of housing types, including single-family detached homes, duplexes, and small-scale multi-family buildings, in a walkable, pedestrian-oriented environment.

6. **Special Uses (SP).** The SP zone is applied to areas designated by the Main Beach Mainwood plan to be used for public or semi-public purposes such as public gathering buildings, fire department, campsite services, and amenities that have a civic character, or other community uses.

7. **Open Space (OS).** The OS zone identifies areas reserved for conservation, public parkland, active open spaces, and natural resources and recreation. Allowable uses are in this zone are limited to those necessary to support the specific purposes of the particular open space area (for example, open space conservation will limit uses to those compatible with habitat protection, while public parks will allow a wider range of recreational uses).

3.1 - Land Use Regulations

3.1.010 - Allowed Land Uses and Permit Requirements

A. Allowed land uses. A land or building within the specific plan area shall be occupied by only the land uses allowed by Table 3.1 and in the zone applicable to the land by the Regulating Plan. The land uses listed in Table 3.1 are defined in Article 5.1, Development Code Glossary.

1. **Establishment of an allowed use.** Any land or building identified by Table 3.1 as being allowed within a specific zone may be established on any parcel within that zone, subject to the planning permit requirements listed in that table, and in accordance with all applicable requirements of this Development Code.

2. **Temporary uses.** Temporary uses are allowed within the specific plan area in accordance with the Temporary Use Permit requirements of this Development Code.

B. Permit requirements. Table 3.1 provides for land uses that are:

1. Allowed subject to compliance with all applicable requirements of this Development Code. These are known as "P" uses in this table.

2. Allowed subject to the approval of a Conditional Use Permit, and shown as "CUP" uses in the tables; and

3. Not allowed in particular zones, and shown as a "-" in the table.

C. Standards for specific land uses. Where the last column in Table 3.1 ("Specific Use Regulations") includes a section number, the regulations in the referenced section of this Development Code or the Zoning Ordinance apply to the use. Provisions for accessory uses are in Section 3.1.040, Accessory uses.

3.1.020 - Additional CEQA Approval Requirements

Any land use identified as allowed by Table 3.1 may also become subject to CEQA review, and appropriate, including but not limited to environmental review, in some cases, a Zoning Ordinance Change, a use permit, and/or building permit.

Table 3.1.1
Allowed Land Uses and Permit Requirements

LAND USE TYPE (1)	P Permitted Use CUP Conditional Use Permit required - Use not allowed												
	ALLOWED BY ZONE (2)												Specific Use Regulations
	OS-1	OS-2	OS-3	OS-4	OS-5	MP	MU-1	MU-2	Mixed Use	MU-3	MU	MP	
AGRICULTURE, OPEN SPACE													
Crop cultivation, nurseries, orchards, vineyards		P(3)			P(3)	P							
Dairy, livestock, and animal grazing		P(3)											
Wineries		P	P	P									
RECREATION, EDUCATION, PUBLIC ASSEMBLY													
Church										CUP		CUP	
Commercial recreation facility											CUP	CUP	
Community center											CUP		
Driving, flying, etc.	P	P	P	P		P	P			P	P	P	
Golf course					P(3)	P	P			P	P	P	
Meeting facility, public or private										CUP	P	CUP	
Park or playground	P(3)		P(3)			P	P			P	P	P	
School - Elementary, middle, secondary										CUP	CUP		
School - Trade or vocational training											CUP		
Studio - Art, dance, martial arts, music, etc.											P		
RESIDENTIAL													
Animal keeping (4)						P	P			P	P	-	(4) Limited
Caretaker or watchman unit										P	P	-	
Mixed use, vertical or horizontal							P				P(5)		
Multi-unit dwelling							P			P	CUP	-	3.2
Residential, apartment over retail or service						P	P			P	-	-	
Residential						P	P			P	-	-	3.1.040
Single dwelling						P	P			P	-	-	3.2
RETAIL													
Agricultural, food, produce stand, or farm, (6)								P				CUP	
Automobile/gas station - Minimarket											CUP	CUP	
Bar, tavern											CUP	CUP	
Caretaker unit, upper floor use											P		
Convenience store, less than 2,000 sf											CUP		
Market - Convenience											CUP		
Market - Neighborhood											P		
Restaurant, cafe, coffee shop											P	CUP	

Table 3.1.1 (continued)
Allowed Land Uses and Permit Requirements

LAND USE TYPE (1)	P Permitted Use CUP Conditional Use Permit required - Use not allowed											Specific Use Regulations
	OS-1	OS-2	OS-3	OS-4	OS-5	MP	MU-1	MU-2	Mixed Use	MU-3	MU	
SERVICES												
ATM - Outdoor										P	-	
Bank, financial services										P	-	
Business support services										P	-	
Car wash, auto detail										CUP	P	
Car wash, auto detail, truck or bus wash						P	P			P	-	
Car wash, auto detail, truck or bus wash - large vehicle fleet and rentals							P			P	-	
Lending											CUP	
Office - Business, administrative, professional										P(5)	-	
Personal services										P	-	
TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE												
Parking facility, public or commercial					P(3)						CUP	
Telecommunications facility											CUP	
Utility facility		P(3)(7)			CUP	CUP	CUP			CUP	CUP	

LAND USE AREAS (Acres)	Total	OS-1	OS-2	OS-3	OS-4	OS-5	MP	MU-1	MU-2	Mixed Use	MU-3	MU	MP

Key to Zone Symbols

OS-1	Open Space - Active and Passive
OS-2	Open Space 2 - Active or Open Space
OS-3	Open Space 3 - Passive
OS-4	Open Space 4 - Private Open Space
OS-5	Open Space 5 - Public Assembly
MP	Village Mixed Use
MU-1	Village Mixed Use 1
MU-2	Village Mixed Use 2 - Flex
MU-3	Village Mixed Use 3
MU	Village Mixed Use

Notes

(1) See Section 3.1.010 for land use definitions.
(2) Uses allowed only on upper floor, or behind a ground-floor retail/office use.
(3) The use shall be a permitted natural area.
(4) Must conform to PCSD's general conditions for animal keeping.
(5) If an accessory use is permitted on the Open Space, a planning area, an additional 3,000 sq ft of active recreational facilities will be added to the total allowed square footage of the use.
(6) See Table 3.2 for areas to sell eggs.

3.6 Subdivision and Open Space Standards

3.6.010 Blocks and Streets

A. Purpose. The standards established for residential subdivision and review of new development in which new public or private streets, pedestrian ways, and other improvements are required, are intended to:

1. Implement the goals and policies of the Comprehensive Plan, including the Transportation Element, and the Bicycle and Pedestrian Master Plan;
2. Promote the safety and convenience of bicyclists, pedestrians, and motorists;
3. Provide for the orderly development of land and coordination of transportation facilities;
4. Promote the efficient delivery of public services;
5. Promote a variety of housing types, densities, and lot sizes;
6. Promote the development of a safe, convenient, and attractive pedestrian environment;
7. Promote the development of a street system that is functional, safe, and attractive;
8. Promote the development of a street system that is integrated with existing and proposed development on adjacent tracts;
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100. Promote the development of a street system that is integrated with existing and proposed development on adjacent tracts;

B. Applicability. Each block size shall be designed in accordance with the standards of this Chapter for the zoning district in which it is located, except as provided in subsection C below.

C. Allowable Types and Requirements. The range of block sizes, lot dimensions, and numbers shall be allowed as set forth in Table 3.3 below.

Table 3.3: Block and Lot Requirements

Block Type	Min. Block Depth	Min. Block Length	Allowable Lot Widths
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

D. Design Objectives. Each block shall be designed to promote the following objectives:

1. Maximize the number of lots that have access to a street with minimal impact on the natural features of the site;
2. Conform to and preserve the natural features of the site;
3. Minimize impervious surfaces;
4. Minimize the number of lots that have access to a street with minimal impact on the natural features of the site;
5. Minimize the number of lots that have access to a street with minimal impact on the natural features of the site;
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99. Minimize the number of lots that have access to a street with minimal impact on the natural features of the site;
100. Minimize the number of lots that have access to a street with minimal impact on the natural features of the site;

Step 1: Determine Site Area

1. Enter the gross area of the site in square feet. Be careful not to include additional land that is brought into the calculation of access and other requirements. (See Step 2, 3, 4 below.)
2. Enter the gross area of any land which may not be used for building purposes, but which is required to be included in the calculation of density. (See Step 2, 3, 4 below.)

Site Area Calculation Illustration Diagram

Step 2: Introduce Public Realm

1. Enter the gross area of land which is required to be dedicated for public streets, alleys, and other public rights-of-way. (Section 3.6.020(A), Street Standards.)

Introduce Public Realm Illustration Diagram

Step 3: Introduce Alleys

1. Alleys are required, with limited exceptions, to provide access to the rear of lots. (See Section 3.6.020(A), Alley Standards.) In the case of residential development, alleys are required to be provided for the purpose of providing access to the rear of lots fronting on collector streets. Therefore, although residential development may not be required to provide alleys, it may be required to provide alleys along the primary frontage. The introduction of new alleys or the realignment of existing alleys may be required.

Introduce Alley Illustration Diagram

Step 4: Introduce Lots

1. Based on the quantity of square footage and the minimum lot size requirements, lots may then be created. Lots should be oriented to front on the primary street. The introduction of new lots or the realignment of existing lots may be required. (See Section 3.6.020(A), Lot and Parcel Standards.)

Introduce Lots Illustration Diagram

Step 5: Introduce Buildings

1. Each lot is designated a use and is subject to the applicable building type requirements. (See Section 3.6.020(A), Building Type Standards.) Buildings are then placed on the lots in accordance with the applicable building type requirements. The placement of buildings may be required to provide for the preservation of significant natural features. (See Section 3.6.020(A), Building Type Standards.)

Introduce Projects Illustration Plan

3.6.010 – Open Space Standards

A. Purpose. This section establishes the standards for measuring and managing the various open spaces throughout each neighborhood and the greater city as a whole.

This ensures the planning and designing open space is developed to provide for the proper relationship of natural and built, private, public, parks, natural open spaces, and greenways that enhance and bolster identity that complements all districts and spaces in the neighborhood. The following regulations apply to all subdivisions unless otherwise specified in the zone districts.

B. Applicability. Each open space type must be designed in accordance with the standards of this Chapter for the applicable zone and per the intent of the Framework Plan. All open and public spaces designs are subject to the review and approval of the City of Pine Bluffs.

C. Design Objectives. Each open space must be designed to:

1. Provide open space within the general area that allows an individual to walk to it in a short amount of time;
2. Set the first urban design objective identified in Chapter 2; and
3. Allows a sufficient amount of activity to occur safely in or in relation to it.

D. Open Space Requirements. Each open space must be designed in compliance with the following standards and shall not exceed the maximum of one (1) open:

1. Each proposed open space shall be designed contiguous with the common lots of the open space; and
2. Each proposed open space shall maintain a minimum of frontage with an improved public street, unless specified otherwise in Table 3.6.

E. Allowable Open Space Types and Requirements. The standards that govern each open space, Square, Plaza, Green, Pocket Park, Nature Open Space, and Greenways, the Town Core Greenway, and the POSE Standard. The usage of each open space, min. dimensional requirements, and min. street frontage requirements are summarized in Table 3.6.

Table 3.6 Open Space Requirements

Park Type	Min. Area (acres)	Max. Area (acres)	Min. Width (meeting min)	Min Frontage (% Per street)
1. Square	0.25	1.00	0	0.75
2. Plaza	0.25	1.00	0	0.75
3. Green	0.50	5.00	0	0.50
4. Mini Park	0.10	0.50	0	0.75
5. Natural Open Space	0.50	5.00	0	0.25
6. Greenway	0.25	5.00	0	0.50
7. Town Core Greenway	0.25	0.75	0	0.75
8. POSE Standard	0.25	0.50	0	0.75
TOTAL				0.75

* An encroachment of up to 10% is permitted in the Pine Bluffs' planning area, on application (e.g. when all or an over-riding portion of land will be added to signage for Greenway or 3.01 Zone).

F. Allowable Open Space Types and Requirements (continued)

1. Square. An open space available for casual and recreational activities. A square is usually defined by bounding frontages. Its landscape consists of formal, paved areas and trees. Its design is rectilinear. Squares may be used to define areas for concentrations of economic and civic activity.

a. **Area**
   i. 0.25 to 1.0 acres

b. **Programming and Uses**
   i. Town Design Section 3.D. – Uses Table 3.1.1

c. **Access**
   i. Access shall be provided from the adjacent sidewalk(s) to accommodate users.
   ii. Adjacent curbline on one edge shall coordinate with the square on one of the sides.
   iii. Adjacent buildings shall front the square.
   iv. Access to/from the adjacent pavement shall be accessible and consistent with the design intent for the particular square.

d. **Parking**
   i. No on-site parking is allowed.
   ii. On-site parking along the square's frontage is prohibited. On-site parking shall be located to the rear of the square, or within adjacent buildings.

e. **Landscape**
   i. Landscape shall consist primarily of lawns and may include planting beds.
   ii. Trees shall be arranged formally and must be of sufficient size for the particular context.
   iii. Trees shall be a combination of the adjacent street tree species (Section 3.5.2.D.) and tree species selected from the list of allowed trees (Section 3.5.2.B.).

f. **Hardscape**
   i. Materials shall be stone, stone veneer, or pavers. No concrete, cinder block, or exposed aggregate concrete shall be used. Concrete may be used for sidewalks and curbs.
   ii. Pervious hardscape is encouraged and the use of pervious paving systems is permitted.

g. **Frontage**
   i. Square shall front on at least 2 streets.
   ii. At least 60% of the square's perimeter shall be defined by building frontage. The remainder shall consist of landscape, water features, or civic spaces.

h. **Buildings, Improvements, and Lighting**
   i. The following buildings and improvements are permitted subject to approval by the City of Pharr Planning Department:
      (a) Buildings designed to accommodate retail, restaurant, or civic uses.
      (b) Improvements that support the square's function, such as benches, tables, lighting, bollards, public art, and shade structures.
      (c) Improvements that enhance the square's appearance, such as fountains, sculptures, or decorative paving patterns.
   ii. Pedestrian-scaled lighting fixtures are permitted along paths and at the perimeter, with fixtures not to exceed fifteen feet (15') in height.


Square Example Diagram


Square Example Photo


Square Example Photo

2. Plaza. An open space available for civic purposes and commercial activities. A plaza shall be primarily defined by building frontages. Its landscape shall consist primarily of pavement. Trees are permitted. Plazas may be located at the intersection of important streets.

a. **Area**
   i. 0.5 to 2.0 acres

b. **Programming and Uses**
   i. Town Design Section 3.D. – Uses Table 3.1.1

c. **Access**
   i. Access shall be provided from the adjacent sidewalk(s) to accommodate users.
   ii. Adjacent curbline on one edge shall coordinate with the access on the plaza.
   iii. Adjacent buildings shall front the plaza.
   iv. Access to/from the adjacent pavement shall be accessible and consistent with the design intent for the particular plaza.

d. **Parking**
   i. No on-site parking is allowed.
   ii. On-site parking along the Plaza's frontage is prohibited. On-street parking shall be located to the rear of the plaza, or within adjacent buildings.

e. **Landscape**
   i. Landscape shall consist primarily of planters.
   ii. Trees shall be formally arranged and of sufficient size for the particular context.
   iii. Trees shall be a combination of the adjacent street tree species (Section 3.5.2.D.) and tree species selected from the list of allowed trees (Section 3.5.2.B.).

f. **Hardscape**
   i. Materials shall be stone, stone veneer, or pavers and concrete, brick pavers, or exposed aggregate concrete.
   ii. Pervious hardscape is encouraged and the use of pervious paving systems is permitted.

g. **Frontage**
   i. Plazas shall front on at least 2 streets.
   ii. At least 60% of the plaza's perimeter shall be defined by building frontage. The remainder shall consist of landscape, water features, or civic spaces.

h. **Buildings, Improvements, and Lighting**
   i. The following buildings and improvements are permitted subject to approval by the City of Pharr Planning Department:
      (a) Buildings designed to accommodate retail, restaurant, or civic uses.
      (b) Improvements that support the plaza's function, such as benches, tables, lighting, bollards, public art, and shade structures.
      (c) Improvements that enhance the plaza's appearance, such as fountains, sculptures, or decorative paving patterns.
   ii. Pedestrian-scaled light fixtures are permitted and not to exceed fifteen feet (15') in height.


Plaza Example Diagram


Plaza Example Photo


Plaza Example Photo

3. Green. An open space available for unstructured recreation. Greens may be used as passive or active fields. A green may be spatially defined by landscaping rather than building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed.

a. **Area**
   i. 1.0 to 10.0 acres

b. **Programming and Uses**
   i. Town Design Section 3.D. – Uses Table 3.1.1

c. **Access**
   i. Access shall be provided from the adjacent sidewalk(s) to accommodate users.
   ii. Adjacent curbline on one edge, if present, shall coordinate with the access on the green.
   iii. Adjacent buildings shall front the green.
   iv. Access to/from the adjacent pavement shall be accessible and consistent with the design intent for the particular green.

d. **Parking**
   i. No on-site parking is allowed.
   ii. Parking is permitted along street frontages and shall be on-street.

e. **Landscape**
   i. Landscape shall consist primarily of grass(es), predominantly lawn and may include planting beds.
   ii. Trees shall be arranged naturally and shall be of sufficient size for the particular context.
   iii. Trees shall be a combination of the adjacent street tree species (Section 3.5.2.D.) and tree species selected from the list of allowed trees (Section 3.5.2.B.).

f. **Hardscape**
   i. Materials shall be stone or concrete. Concrete, for the purpose of hardscape is permitted and may be stamped or colored.
   ii. Impervious hardscape shall be limited to pedestrian paths and shall not exceed ten percent (10%) of the green's total area.

g. **Frontage**
   i. Greens shall front on at least 2 streets.
   ii. At least 30% of the green's perimeter shall be defined by building frontage. The remainder shall consist of landscape, water features, or civic spaces.

h. **Buildings, Improvements, and Lighting**
   i. The following buildings and improvements are permitted subject to approval by the City of Pharr Planning Department:
      (a) Buildings designed to accommodate civic uses, such as restrooms.
      (b) Improvements that support the green's function, such as benches, tables, lighting, bollards, public art, and shade structures.
      (c) Improvements that enhance the green's appearance, such as fountains, sculptures, or decorative paving patterns.
   ii. Pedestrian-scaled light fixtures are permitted and not to exceed fifteen feet (15') in height.


Green Example Diagram


Green Example Photo


Green Example Photo

4. Mini-Park. A small, landscaped open space available for civic purposes and commercial activities. Mini-Parks shall be primarily defined by building frontages. Its landscape shall consist primarily of lawn and trees, naturalistically disposed. Mini-Parks are intended to be located at street and alley ends and shall be created with a minimum.

a. **Area**
   i. 0.1 to 0.5 acres

b. **Programming and Uses**
   i. Town Design Section 3.D. – Uses Table 3.1.1

c. **Access**
   i. Access shall be provided from the adjacent sidewalk(s) to accommodate users.
   ii. Adjacent curbline on one edge, if present, shall coordinate with the access on the of the park.
   iii. Adjacent buildings shall front the Mini-Park.
   iv. Access to/from the adjacent pavement shall be accessible and consistent with the design intent for the particular Mini-Park.

d. **Parking**
   i. No on-site parking is allowed.
   ii. Parking is permitted along street frontages and shall be on-street.

e. **Landscape**
   i. The landscape shall consist of a combination of lawn and trees arranged naturally, planting beds, and hardscape.
   ii. Trees may be arranged naturally and shall be of sufficient size for the particular context.
   iii. Trees shall be a combination of the adjacent street tree species (Section 3.5.2.D.) and tree species selected from the list of allowed trees (Section 3.5.2.B.).

f. **Hardscape**
   i. Materials shall be stone, stone veneer, or pavers.
   ii. Impervious hardscape is permitted and the use of pervious paving systems is encouraged.

g. **Frontage**
   i. Mini-Parks shall front on at least 2 streets.
   ii. At least 30% of the mini-park's perimeter shall be defined by building frontage. The remainder shall consist of landscape, water features, or civic spaces.

h. **Buildings, Improvements, and Lighting**
   i. The following buildings and improvements are permitted subject to approval by the City of Pharr Planning Department:
      (a) Buildings designed to accommodate civic uses, such as restrooms.
      (b) Improvements that support the mini-park's function, such as benches, tables, lighting, bollards, public art, and shade structures.
      (c) Improvements that enhance the mini-park's appearance, such as fountains, sculptures, or decorative paving patterns.
   ii. Pedestrian-scaled light fixtures are permitted and not to exceed fifteen feet (15') in height.


Mini-Park Example Diagram


Mini-Park Example Photo


Mini-Park Example Photo

3.3.010.I - Neighborhood Edge 1 (NE-1)

Illustrative Photo - Neighborhood Edge 1 Zone

Building Placement Diagram

Parking Placement Diagram

Building Profile Diagram

A. Intent

The NE-1 zone is applied to areas intended or likely to be developed single-family dwellings on larger lots. In any zone accepting new lower-scale buildings, a transition between new and existing development is required.

B. Building Placement

1. **Setbacks** (as measured from the property line)
   Minimum setbacks required and, where stated, maximum setbacks enabled, depending on which frontage type is established where development is located (see different requirements).

   (a) Front Setback: 10' min.
   (b) Side Street Setback: 5' min.
   (c) Side yard Setback: 5' min.
   (d) Rear Setback: 15' min.
   (e) Alley Setback: 2' min.

2. **Encroachments**
   As allowed by the Building Code except for those projecting into required setbacks (see standard for limits and exceptions).

   awnings
   balconies
   bay windows

C. Parking

1. **Parking Placement**
   Garage side-entry (permitted or recommended) is allowed. Front-loaded may be allowed, in the shown diagram.

   (a) Front setback: 60' or more
   (b) Side street setback: 5' min.
   (c) Side yard setback: 5' min.
   (d) Rear setback: not required

2. **Parking Access**
   Minimum access is per standard from alley or street.

3. **Parking Requirements**
   Residential: 2 covered per unit

   Carriage House: 1 space per unit

D. Building Profile and Type

1. **Building Height**
   Maximum allowable height of accessory dwelling unless modified by port entry is available.

   (a) Maximum height: 2 stories

2. **Building Types**
   Zone Districts 1-3 for detached one and two per lot, shall. Only the following port districts types are allowed:

   Carriage House
   Single-family House

3. **Frontage Types**
   Zone Districts 1-3 for detached one and two per lot, shall. Only the following frontage types are allowed:

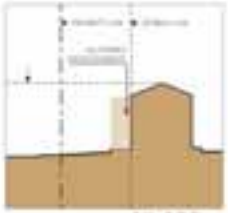
   Porch and Fence

3.3.010.I - Neighborhood Edge 1 (NE-1)

Illustrative Photo - Neighborhood Edge 1 Zone

Building Placement Diagram

Parking Placement Diagram



Building Profile Diagram

A. Intent

The NE-1 zone is applied to areas intended for a mix of housing and low scale commercial uses to be developed single-family on larger lots, but also existing areas (historic and irregular lots).

B. Building Placement

1. **Setbacks** (as measured from the property line)
   Minimum setbacks required and, where stated, maximum setbacks enabled, depending on which frontage type is established where development is located (see different requirements).

   (a) Front Setback: 10' min. (-5' max.
   (b) Side Street Setback: 5' min.
   (c) Side yard Setback: 5' min. (0' conditional)
   (d) Rear Setback: 15' min.
   (e) Alley Setback: 2' min.

   * Carriage House may be built up to 0' in rear setback.

2. **Encroachments**
   As allowed by the Building Code except for those projecting into required setbacks (see standard for limits and exceptions).

   awnings
   balconies
   bay windows

C. Parking

1. **Parking Placement**
   Garage side-entry (permitted or recommended) is allowed. Front-loaded may be allowed, in the shown diagram.

   (a) Front setback: 60' or more
   (b) Side street setback: 5' min.
   (c) Side yard setback: 5' min.
   (d) Rear setback: not required

2. **Parking Access**
   Minimum access is per standard from front lot line or side or side access.

3. **Parking Requirements**
   Residential: 2 covered per unit

   Carriage House: 1 space per unit

D. Building Profile and Type

1. **Building Height**
   Maximum allowable height of accessory dwelling unless modified by port entry is available.

   (a) Maximum height: 2 stories. Where the ground elevation between existing structure and the property line is less, as measured at the higher lot, a maximum height of 35' is allowed.

2. **Building Types**
   Zone Districts 1-3 for detached one and two per lot, shall. Only the following port districts types are allowed:

   Carriage House
   Single-family House
   Triplex
   Rowhouse
   Bungalow Court

3. **Frontage Types**
   Zone Districts 1-3 for detached one and two per lot, shall. Only the following frontage types are allowed:

   Porch and Fence
   Stoop
   Shop
   Forecourt

2. Bungalow

[illegible]

a. **Lot Width**
   i. Minimum: [illegible]

b. **Access**
   i. Pedestrian or direct sign shall be directly from the fronting public street, not through a garage.
   ii. Driveway and service shall be accessed from an alley. Bungalow Courts are prohibited on a corner lot.

c. **Parking**
   i. Parking may be accommodated on the surface, in a carport, or in a garage. Garages may be accessed via an alley from the rear property line.
   ii. Surface and carport parking shall be screened from the view of the street.
   iii. Parking for houses that face the street must be provided in a garage and is accessed via a detached front row residence.
   iv. Garages may accommodate an internal living unit.

d. **Common Open Space**
   i. Front yards are defined by the setback and front age type requirements of the applicable zone.
   ii. The Common Green shall have a right-of-way width of at least 30 feet.
   iii. Each dwelling shall be provided with a yard or porch of at least the required depth and at least one square foot. Yard may be located in a side yard or the rear yard and may be of a regular geometric or irregular shape, such as a trapezoid, oval, or pentagon. Yard must be bounded by a fence, wall, or hedge.

e. **Landscape**
   i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels.
   ii. Front yard trees shall be of a species that does not grow more than the height of the porch at maturity.
   iii. At least one large tree shall be provided in each rear yard to create shade privacy.
   iv. Trees may be located in a side yard for shade and privacy.

f. **Service.** Waste ground-mounted meters, and roof-mounted mechanical equipment shall be located on the alley.

g. **Frontage**
   i. Buildings shall be designed so that ground floor living areas (e.g., living room and dining room, etc.), which may include a den, library, or similar space, are oriented toward the fronting public street and/or common green. Ground floor bedrooms may face the rear yard.

h. **Building Size and Massing**
   i. Buildings shall be constructed at the setback line along the primary street frontage.
   ii. Building shall not exceed 1½ stories in height, as measured from the finished floor of the ground floor to the finished floor of the second floor. The second floor shall be contained within the roof structure.
   iii. Roof pitch may be symmetrical or asymmetrical.

i. **Accessory Dwellings**
   i. Carriage Houses are not allowed.

3. Bungalow Court

Four or more detached houses and/or dwellings arranged around a shared courtyard, and oriented to the building entrance from the courtyard and/or fronting a street. The courtyard is always open on the corner. Bungalow courts may be accessed via a side alley, or, in the RC and RM-1 Zones. Bungalow Courts are not located on corner lots.

a. **Lot Width**
   i. Minimum: [illegible]

b. **Access**
   i. Pedestrian or direct sign shall be directly from the front yard or from the courtyard. Another access shall from direct sign shall be by a door and not by the open or enclosed.
   ii. Parking and service shall be accessed from an alley. Bungalow Courts are prohibited on a corner lot or have alley access.

c. **Parking and Service**
   i. Parking may be accommodated on the surface, in a carport, or in a garage. Garages may be accessed via a detached front row of house residences.
   ii. Surface and carport parking shall be screened from the view of the street.
   iii. Parking for houses that face the street must be provided in a garage and is accessed via a detached front row residence.
   iv. Garages may accommodate an internal living unit.

d. **Common Open Space**
   i. Front yards are defined by the setback and frontage type requirements of the applicable zone.
   ii. A central courtyard shall consist of at least [illegible] square feet.
   iii. Minimum courtyard dimension shall be at least [illegible] feet in each direction.
   iv. Each dwelling shall be provided with a yard or porch of at least the required depth and at least one square feet. Yard may be located in a side yard or the rear yard and must be of a regular geometric or irregular shape, such as a trapezoid, oval, or pentagon. Yard must be bounded by a fence, wall, or hedge.

e. **Landscape**
   i. Landscape shall not be used to separate a front yard from front yards on adjacent parcels.
   ii. Front yard trees shall be of a species that does not grow more than the height of the porch at maturity.
   iii. At least one large tree shall be provided in each rear yard to create shade privacy.
   iv. Edible yards may be located for shade and privacy.

f. **Service.** Waste ground-mounted meters, and roof-mounted mechanical equipment shall be located on the alley.

g. **Frontage**
   i. Buildings shall be designed so that ground floor living areas (e.g., living room, dining room, etc.), which may include a den, library, or similar space, are oriented toward the fronting public street and/or common green. Ground floor bedrooms may face the rear yard.

h. **Building Size and Massing**
   i. Buildings shall be constructed at the setback line along the primary street frontage.
   ii. Building shall not exceed 1½ stories in height, as measured from the finished floor of the ground floor to the finished floor of the second floor. The second floor shall be contained within the roof structure.
   iii. Roof pitch may be symmetrical or asymmetrical.

i. **Accessory Dwellings**
   i. Carriage Houses are not allowed.

3.1 - Frontage Types

3.1.010 - **Purpose.** This Chapter identifies the frontage types allowed within the Specific Plan area and the exact types, amenities and dimensions, to implement the vision, character and design standards, to ensure that redevelopment and infill projects will be consistent with the Specific Plan's standards and guidelines.

3.1.020 - **Applicability.** The design and configuration of frontages is regulated by the Frontage Types standards and can only be accepted as such. Deviations require Architectural Review and approval of alternatives and variances.

3.1.030 - **Allowable Frontage types by zone.** Each proposed frontage shall be designed as one of the types allowed for that zone, as per the matrix on this page.

3.1.040 - **Definitions and Standards.**

Table 3.1 Applicable Frontage Types

Building Type	Frontage Types Allowed by Zone			
	OS1	OS2	OS3	OS4
A. Front Yard/Porch		P	P	P
B. Stoop/Dooryard		P	P	
C. Forecourt	P	P	P	
D. Shopfront	P			
E. Gallery	P			
F. Arcade	P			
	P = Permitted, blank = not permitted			

A. Front Yard / Porch

Illustration Diagram - Front yard / Porch

Plan Diagram - Front yard / Porch

Section Diagram - Front yard / Porch

Front yard / Porch - Illustrative Photo

1. **Area Configuration.** Frontage is defined as follows:

   a. A Boundary Wall is optional.

   b. A low wall, fence, or hedge between the front setback line and the sidewalk defines the private area of the frontage.

   c. Vehicular access is from the rear alley.

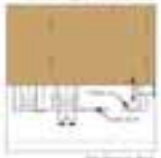
   d. Porches may be built to the front setback line of the building. In no case shall a porch encroach into the public right-of-way. Porches shall be a minimum of 6 feet deep.

2. **General.**

   a. Front yard walls defining outdoor spaces may be constructed of stone, brick, stucco, wood pickets or wrought iron.

B. Stoop / Dooryard

Illustration Diagram - Front yard / Porch



Plan Diagram - Stoop

Section Diagram - Stoop

Stoop / Dooryard - Illustrative Photo

1. **Configuration.** Frontage is defined as follows:

   a. A Boundary Wall is optional.

   b. A low wall, fence, or hedge between the front setback line and the sidewalk defines the private area of the frontage. The wall or fence may be replaced by a hedge.

   c. Vehicular access is from the rear alley.

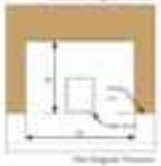
   d. Stoops may be built to the front setback line of the building.

2. **Elements.**

   a. The stoop is a wide, shallow space, usually paved, at the entrance to a building. It may be roofed or open.

C. Forecourt

Illustration Diagram - Forecourt



Plan Diagram - Forecourt

Section Diagram - Forecourt

Forecourt - Illustrative Photo

1. **Configuration.** Frontage is defined as follows:

   a. A low wall, fence, or hedge between the front setback line and the sidewalk defines the private area of the frontage.

   b. The wall or fence may be replaced by a hedge.

   c. Vehicular access is from the rear alley.

   d. The forecourt may be built to the front setback line of the building. The forecourt may be used to provide access to the building's entrance.

2. **Elements.**

   a. Forecourt walls may be constructed of stone, brick, stucco, wood pickets or wrought iron.

D. Shopfront

Illustration Diagram - Shopfront

Plan Diagram - Shopfront

Section Diagram - Shopfront

Shopfront - Illustrative Photo

1. **Configuration.** Shopfront is defined as follows:

   a. Entrance to the shop is at sidewalk level.

   b. The shopfront may be set back from the front property line.

   c. The ground floor shopfront is typically glazed with clear glass to allow visibility into the shop. Opaque, tinted, or reflective glass is not allowed.

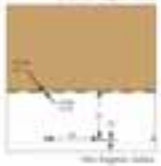
   d. Shopfront doors may be recessed from the shopfront glazing.

2. **Elements.**

   a. Awnings, signs, and architectural elements may project over the sidewalk, but must maintain a minimum clearance of 8 feet above the sidewalk.

E. Gallery

Illustration Diagram - Gallery



Plan Diagram - Gallery

Section Diagram - Gallery

Gallery - Illustrative Photo

1. **Configuration.** Gallery is defined as follows:

   a. The frontage consists of a covered walkway that is attached to the front of the building.

   b. The gallery may be used to provide access to the building's entrance.

   c. Gallery columns must be placed along the edge of the sidewalk.

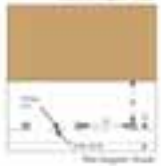
   d. Gallery columns must be a minimum of 10 feet high and 10 feet wide.

2. **Elements.**

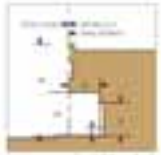
   a. Gallery walls may be constructed of stone, brick, stucco, wood pickets or wrought iron.

F. Arcade

Illustration Diagram - Arcade



Plan Diagram - Arcade



Section Diagram - Arcade

Arcade - Illustrative Photo

1. **Configuration.** Arcade is defined as follows:

   a. The frontage consists of a covered walkway that is attached to the front of the building.

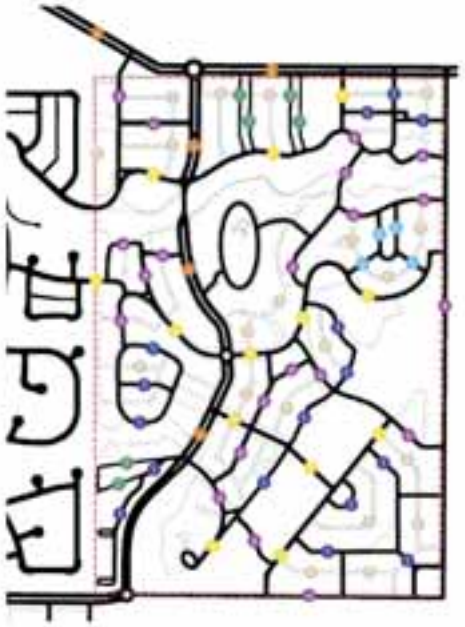
   b. The arcade may be used to provide access to the building's entrance.

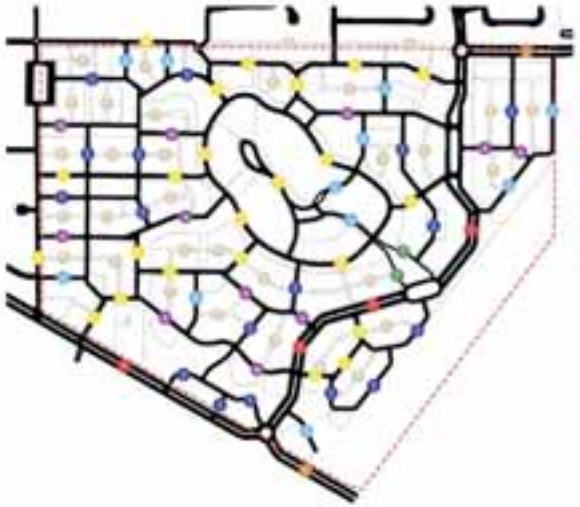
   c. Arcade columns must be placed along the edge of the sidewalk.

   d. Arcade columns must be a minimum of 10 feet high and 10 feet wide.

2. **Elements.**

   a. Arcade walls may be constructed of stone, brick, stucco, wood pickets or wrought iron.





4.3 MD– Street Standards (continued)

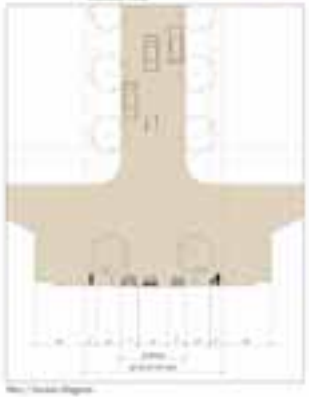
Neighborhood Street (Yield)

Illustrative Photo

Plan / Section Diagram

Neighborhood Street (Yield)

Illustrative Photo



Plan / Section Diagram

Neighborhood Street (One Way)

Illustrative Photo

Plan / Section Diagram

Alley

Plan / Section Diagram

4.3 MD– Pedestrian and Bicycle Amenities

In addition to sidewalks along all local, civic, and mixed-use/open civic streets, and in addition to walkways and bicycles, MD includes trails and paths to form a network over roads, open space and other corridors for walking, running and bicycling. Trails, Paths, and Passages are defined as follows:

A. **Trail.** A Trail is a road-height, pedestrian-only shared-use path running in a park or the countryside. Trails are generally paved asphalt and, otherwise, permeable surfaces (such as crushed stone) are OK as well, and may also be used as a trail within the Trail should remain straight and continuous (except at the crossings).

B. **Path.** A Path is also a road-height, pedestrian-only shared-use path running in a park or the countryside, but is paved for all weather use (e.g. bicycle and pedestrian use). While intended for regular use by bicycles as well as pedestrians, paths should be a minimum of 8 feet in width, and a 4 foot paved surface should be kept clear. Paths should also maintain straight and continuous sections at the crossings.

C. **Passage.** A Passage is a pedestrian connection running between buildings. Passages include short cuts through long blocks and between the ends of cul-de-sac Passages. Passages may be owned and used by Condominium. Structures of passages include fences, which are managed and set at a height to be unobscured, being the Passage for its length as well and entrance unobstructed. Structures may be set at the

Bicycle Lanes have been discussed to connect East Village commuter and can also be among bicycle use corridors. See Section of Standard Image on Lane Width and Use.

Section through Street Tree Amenities and Bicycle Lane

4.2 Public Services Infrastructure

4.2.1.0 — Purpose: The Public Services Infrastructure section of the Specific Plan demonstrates ways all the applicable goals and policies of the General Plan and Alameda County Measure D, the Ohlone Greenway Specific Plan, and the City's Climate Action Plan will be met. The Ohlone Greenway Specific Plan contains two residential, mixed-use, and commercial development projects with the surrounding neighborhood. This Section outlines the new public services (streets) and the utility services for new development as well as describes any offsite improvements that will be required for the project to serve.

4.2.1.0 — Applicability: This Section describes the types, amounts, and general cost for the following Public Services:

1. Water System
2. Wastewater
3. Solid Waste Disposal
4. Storm Drainage Management
5. Solid Waste Disposal
6. Energy and Communications
7. Street Lights
8. Schools and Emergency Services

All public services and utilities for the Ohlone Greenway Specific Plan were considered as one project when the Initial Study was prepared. The Public Services Section outlines the services and utilities that will be provided to the Ohlone Greenway Specific Plan area. The Public Services Section also identifies the agencies that will provide the services and utilities.

4.2.1.0 — Overall Requirements and Policies:

A. Water System

The City provides drinking water and water for fire protection to residential and businesses in West Berkeley through a municipal system of approximately 98 miles of distribution mains, five booster pumping stations, two water reservoirs, and three wells. The City's water and distribution system is also interconnected with the East Bay Municipal Utility District's (EBMUD) water system through two interconnections with the Berkeley-Albany Project. The system is adequate and provides adequate domestic supply.

1. **Objective:** Provide all new development in the project area in the Ohlone Greenway Specific Plan area with adequate domestic water supply and fire protection.
2. **Plan Proposal:** The Project shall provide a looped water system in the project area as required by the City of Berkeley Water Department to serve the development. Water mains will be located in public rights-of-way, primarily in the Powell Street Plaza.

Water mains will be located and oriented to the requirements of the Berkeley Fire Department and the City's Water Department.

Modifications to the existing water system will be required to accommodate the proposed development of the Ohlone Greenway Specific Plan area. In accordance with the City's Water Master Plan, a 12-inch water main will need to be looped in the vicinity of Ordway Street and Sacramento Street to Acton Street. From Acton Street, through the Plaza to Grove Street, the existing 12-inch main will be replaced with a 12-inch main.

Fire hydrants were added during redevelopment of the Ohlone Greenway Specific Plan area.

Final design and precise location of water improvements will be designed in consultation with the City Engineer, staff, in accordance with the conditions of the Ohlone Greenway Specific Plan.

Existing Water Plan

Proposed Water Plan

4. Wastewater

[illegible]

a. **Objective.** [illegible]

b. **Plan Proposal.** [illegible]

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Proposed Sewer Plan

[illegible]

1. Storm Drainage and Water Quality

[illegible]

- **Objective.** [illegible]
- **New Proposal.** [illegible]

[illegible]

Proposed Stormwater Arrangement Plan

0 [illegible]

Storm drainage and ground elevation

Storm Water Detention Basin

5.1 - Introduction

A. Purpose and Applicability. The City of Paso Robles is seeking the orderly and planned development of the Olsen Ranch / Beechwood specific plan areas. In order to accomplish this the infrastructure and public facilities that will be required to enable development of the area will need to be provided in a cost-effective and planned manner. At the same time the provision and maintenance of public improvements on the site must occur in a manner that does not encumber the City of Paso Robles with any additional capital or ongoing service costs.

In short any development within the specific plan area must, in addition to conforming to general plan requirements and the development standards that have been established for the project area, be fiscally neutral from the perspective of the City of Paso Robles' general fund accounts. In addition to achieving fiscal neutrality, development may not impose additional capital costs on the city. The City has also established policies that direct new development to mitigate its impacts to the Paso Robles School District. These are the goals and objectives reflected in the specific plan implementation policies.

B. Policies, Goals and Objectives. This implementation section outlines the financial approach for funding public improvements and services necessary for development allowed under the specific plan. In addition to describing these costs this section will establish policies, goals, and objectives that must be met in order for development to move forward. All future development within the specific plan area must offset costs associated with the following:

1. Public service impacts
2. School district impacts
3. Infrastructure impacts

Responsibilities related to these issues are detailed below.

1. **Public service impacts** - In addition to all new development within the Specific Plan area will be subject to the city's existing policies for mitigation of the incremental costs of new development. These policies require participation in a Community Facilities District (CFD) that will offset these costs. The CFD fee is adjusted annually. Participation in this district will be required of all development within the plan area.
2. **School district impacts** - The addition of new residences within the specific plan area will have appreciable impacts on the Paso Robles Joint Unified School District with the addition of new students. New development is strongly encouraged to participate in a CFD that mitigates the appreciable impacts on the school district. The mitigation rate per dwelling unit have not been fully established but are likely to rage in the area of between $1,000 to $1,500 per dwelling unit.

   In addition, the Paso Robles School District also collects development impact fees, subject to State regulation. These fees are not collected until projects develop, and will be based on the development fee schedule in place at the time of the acceptance of a development application pursuant to the Specific Plan.
3. **Infrastructure impacts** - All development within the specific plan area will be directly responsible for implementing the major road way, water, sewer, drainage, and storm water improvements identified in the Specific Plan. It should be noted that these facilities must be constructed prior to development, and in lieu fees will not be accepted. This also includes acquisition of water supply from the Nacimiento Water Project.

C. Implementation Requirements. Individual property owners may enter into agreements with one another to share financial responsibility of some of the improvements, which may be needed by more than one property owner. Cooperation between property owners is encouraged, and may take the following forms:

1. One property owner could construct a key improvement that would benefit multiple property owners, then be partially reimbursed by the other owners at the time they develop their properties.
2. Property owners may cooperatively construct and finance the needed improvements as they develop simultaneously.
3. Property owners could request use of the City's Community Facilities District (CFD) to fund the design and construction of the required infrastructure improvements.

D. Infrastructure Community Facilities District. The use of a Community Facilities District (CFD) for provision of capital improvements will be the preferred method for financing the infrastructure required within the specific plan area. While property owners will have the opportunity to self-finance their required infrastructure, use of the CFD will offer significant cost advantages to the developer by allowing for the issuance of project debt at reduced cost as a municipal bond. As the name over the creation of a public-private partnership in the provision of infrastructure allows for the public sector to ensure that key planning objectives in terms of development timing and coordination of the provision of public facilities. The use of a CFD is preferred as it will allow for comprehensive and coordinated public improvements within the specific plan area.

Access to an infrastructure CFD is at the discretion of the City and current policies direct development to participate in the school district CFD prior to the use of an infrastructure CFD to finance public improvements required by the developers.

The general theory behind an infrastructure CFD is that:

1. All the infrastructure (streets, lights, recreational facilities, library, utility lines, etc.) can be built at the same time, rather than piecemeal as development occurs.
2. The development that creates the need for the additional facilities and services should pay for such facilities and services.
3. Without the financing provided by the CFD, many of the facilities and services could not be provided.
4. Use of CFD financing can only be accomplished through the use of a Development Agreement, and will need to include provisions for community benefit items to justify public financing.

It is important to note that the City Council's adopted Goals and Policies for Public Finance stipulate a two (2) percent cap on the total tax rate, including the existing tax rate, landscaping & lighting district, and use of a CFD in the described priority manner (public service, schools and infrastructure).

There are significant administrative and financing costs associated with establishing an infrastructure CFD and issuing debt associated with them. The use of a CFD will allow for the coordinated provision of public infrastructure within the plan area. To most fully take advantage of the ability of CFD financing to provide infrastructure in accordance with specific plan goals and objective, infrastructure CFDs should only be established over large portions of the specific plan area. In general CFD bonds perform better for the issuing agency if they cover a larger number of properties and types of dwelling units. The use of CFD to support small scale developments is generally not preferred. There are two primary reasons for this. Firstly, fragmenting a development area into multiple districts can lead to excess costs for redundant infrastructure and services, and development standards and ongoing maintenance may vary from one CFD area to another overtime with multiple issuances. This can lead to a disjointed pattern of infrastructure and service districts that are difficult to maintain. Secondly each CFD has significant administrative costs associated with their issuance. If the plan area can be covered by one CFD economies of scale can be realized. Fragmenting a development area into multiple districts can lead to increased public costs.

As a result the City will require that a minimum of 80% of either the Olsen Ranch or Beechwood planning areas be included in any development application that is seeking to access CFD financing for infrastructure. Applications which include uses and improvements associated with the utility easements within the plan areas may count this land area as part of the threshold requirement. Applications for use of infrastructure CFDs should occur at the same time as applications for tentative tract maps and the city should seek to recover all costs associated with the applications.

E. Other Implementation Requirements. Pursuant to the California Environmental Quality Act (CEQA) the Olsen Ranch / Beechwood specific plan will be responsible for mitigating the direct impacts of potential development on the physical environment. These impacts are likely to include both on and off site impacts that will require mitigation. These costs may include:

1. Payment of fair shares of required off-site transportation and traffic improvements
2. Payment for environmental mitigation of critical habitat loss (i.e. Kit Fox fees)
3. Required owner participation in City capital improvement projects related to public safety, water (delivery and storage), sewage treatment plant upgrades, in addition to school district requirements
4. Water and wastewater infrastructure and extension fees.

The costs of these mitigation items will be identified in the project Environmental Impact Report (EIR).

F. Summary of Projects Necessary to Execute the Specific Plan. The following table describes the individual public improvement projects necessary to carry out the development scenario described in the Specific Plan.

Table 5.1: Implementation Projects

Project Name	Specific Plan Section	Planning Level Cost Estimate	Funding Source
Street Right-of-ways	5.1.1(A)	$[illegible].00	Private Sector
Parks	5.1.1(B)	$[illegible].00	Private Sector
Water (new and ongoing City Infrastructure)	5.1.1(C).A	$[illegible].00	Private Sector
Sewer Lines	5.1.1(C).B	$[illegible].00	Private Sector
Storm Water Lines	5.1.1(C).C	$[illegible].00	Private Sector
Storm Water Detention Basins	5.1.1(C).C	[illegible] 0 acres	Private Sector
Trails (Class I)	5.1.1(D)	$[illegible].00	Private Sector
Parks and Open Spaces	5.1.1(B)	$[illegible].00	Private Sector
Miscellaneous Water Projects (Nacimiento)		$ [illegible].00	Private Sector
TOTAL		$[illegible].00	

A. Illustrative Building Type Distribution. This illustrative Building Type Distribution Plans and accompanying Tables on this page show a scenario in which each distinct area presents. They are based on the current site context, future trends and the vision for the district as set out in Chapter 2.

The Plans in each area have been provided a framework for development that accommodates a wide range of densities. By varying the lot width, varying the different building types, and varying densities in future years, the area can remain vibrant as it accommodates different densities. This strategy allows the Shaw Beach Area to be as accommodating to new residents as it is to existing residents.

Illustrative Building Type Distribution Plan

TABLE 3.0
Illustrative Building Type Distribution

	Precinct	Lot Area	Gross Floor Area	Units	Gross Density (units/ha)
	Total				
	Commercial/Mixed-use & Commercial Main Street	0.0	0.0	0.0	0.0
	Mixed-use Residential Corridor	0.0	0.0	0.0	0.0
	Mixed-use	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Total	0.0 ha	0.0 m²	0.0	

TABLE 3.0
Illustrative Building Type Distribution
Lot Area (Net) - Actual

	Precinct	Lot Area	Gross Floor Area	Units	Gross Density (units/ha)
	Total				
	Commercial/Mixed-use & Commercial Main Street	0.0	0.0	0.0	0.0
	Mixed-use Residential Corridor	0.0	0.0	0.0	0.0
	Mixed-use	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Mid-Density Residential (3+ - 4+ walk-ups)	0.0	0.0	0.0	0.0
	Total	0.0 ha	0.0 m²	0.0	

B. Unit Count and Density. The Illustrative Plans and accompanying Tables on this page show the unit distribution and density by precinct or parcel. Assumptions:

1. The unit count in the Shaw Beach Crossroads Area has been limited to 100 for Shaw Beach Street is not added.
2. The total number of units will be the Total Gross Floor Area (GFA) (approx.), or the Shaw Beach Lighthouse.
3. The Shaw Beach / Residential Sample Plan contains portions of density in areas such as the Regional Hotel. Density and unit mix may be flexible in response to market and by phase. More detailed designs may be done for each of the areas.

This section of the document contains a diverse mix of neighborhoods, each with its own character. Each neighborhood is designed to encourage, that by providing higher densities in the vicinity of retail areas, will encourage a more diverse mixture and vitality to existing business of with retail, work, and civic origin.

Illustrative Plan

TABLE 3.0
Unit Count and Density by General to Parcel

Precinct	Area (ha)	Gross Density (units/ha)	Gross Density (units/ac)
A	0.0	0.0	0.0
B	0.0	0.0	0.0
C	0.0	0.0	0.0
D	0.0	0.0	0.0
E	0.0	0.0	0.0
F	0.0	0.0	0.0
G	0.0	0.0	0.0
H	0.0	0.0	0.0
I	0.0	0.0	0.0
J	0.0	0.0	0.0
K	0.0	0.0	0.0
L	0.0	0.0	0.0
M	0.0	0.0	0.0
N	0.0	0.0	0.0
TOTAL	0.0 ha	0.0	0.0

TABLE 3.0
Unit Count and Density by General to Parcel
Lot Area (Net) - Actual

Precinct	Area (ha)	Gross Density (units/ha)	Gross Density (units/ac)
A	0.0	0.0	0.0
B	0.0	0.0	0.0
C	0.0	0.0	0.0
D	0.0	0.0	0.0
E	0.0	0.0	0.0
F	0.0	0.0	0.0
G	0.0	0.0	0.0
H	0.0	0.0	0.0
I	0.0	0.0	0.0
J	0.0	0.0	0.0
K	0.0	0.0	0.0
L	0.0	0.0	0.0
M	0.0	0.0	0.0
N	0.0	0.0	0.0
TOTAL	0.0 ha	0.0	0.0